



# DEVELOPMENT CODE UPDATE

## Module 1 Use Regulations

Joint Council Planning and Zoning Commission Workshop October 2022



# Agenda

- Module 1 Contents
- Overview of notable changes to content from existing code

Goal of today's session is to determine:

- Sections that don't warrant changes
- Allow tabling discussions on content that may warrant changes or elimination for later through a Parking Lot

# Module 1 Table of Contents

## Zone Districts

- Establishment and Conversion of Districts
- Zone District Summaries

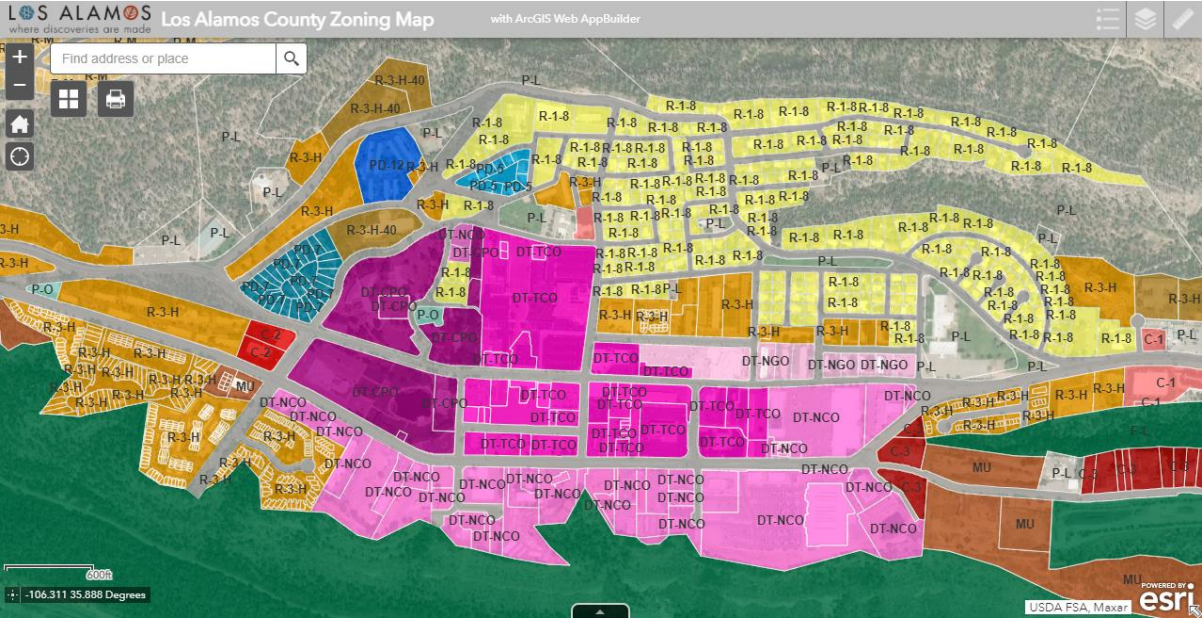
## Use Regulations

- Permitted Use Table
- Use-Specific Regulations

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# What are Zone Districts?

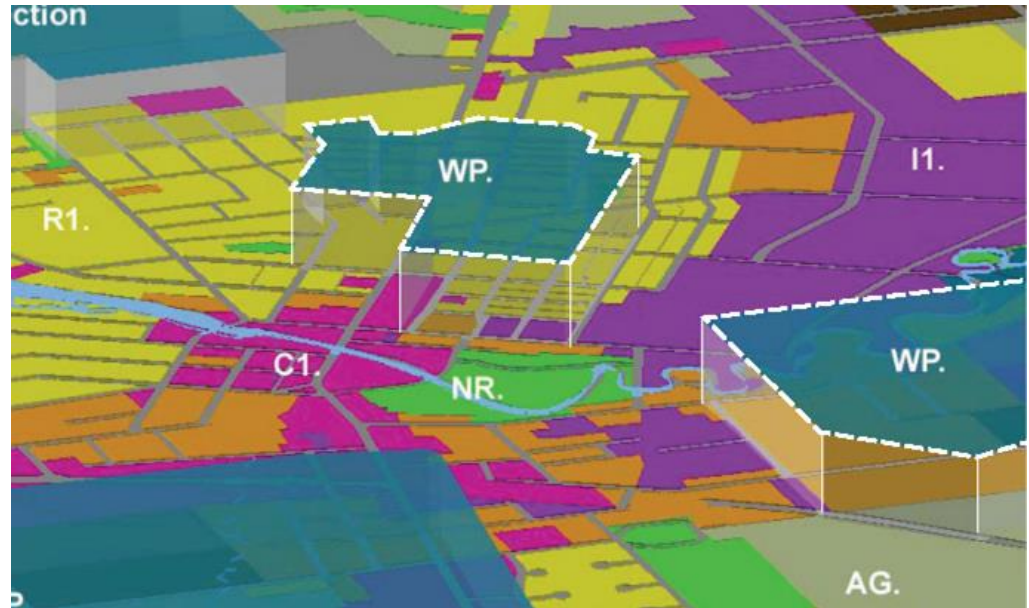
Zone Districts are established in order to classify and regulate the uses of land and create development regulations.



# Types of Zone Districts

**Base Zone Districts** establish the primary type and intensity of land use for the parcel, along with development regulations

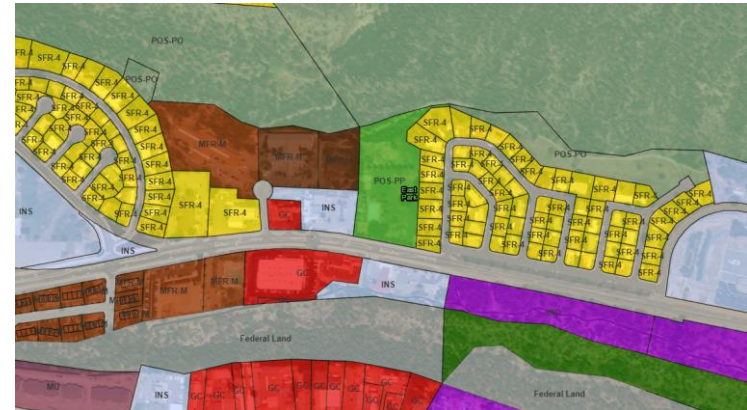
**Overlay Zone Districts** supplement the base zone standards when special provisions are needed to protect unique site features or implement location-specific provisions



# Zoning Vs Land Uses

**Zone Districts** regulate the land uses and their associated development standards

**Land uses** describe the human use of land, in the form of economic, civic and religious activities.



# Existing Zone Districts

39 zoning districts exist, not including PD variants

- Consolidate to more flexible districts / reduce the potential for contradicting regulations & misinterpretations.
- Provide clearer distinctions between base and overlay districts
- If districts are consolidated, zones would be converted to the closest match to the proposed zone, in terms of allowable uses and intended densities/intensities.
- Regulate through Use-Specific Standards rather than unique zone districts

#	Zone District	Abbreviation	Acreage
1	Residential Agricultural District	R-A	949.6
2	Residential Estate District	R-E	25.8
3-6	Single-family Residential Districts	R-1-5, R-1-8, R-1-10, R-1-12	1,006.9
7	Residential Mixed District	R-M	266.9
8	Multiple-family Residential (Low Density) District	R-3-L	33.2
9	Multiple-family Residential (High Density) District	R-3-H	1,507.1
10	Multiple-family Residential (Very High Density) District	R-3-H-40	11.3
11	Mobile Home Subdivision District	R-4	36.5
12	Mobile Home Park District	R-5	25
13	Mobile Home Development District	R-6	13.2
14	Residential Mixed—North Community District	R-M-NC	143.7
15	Multiple-family Residential (Low Density)—North Community	R-3-L-NC	136.5
16-21	Planned development residential districts	PD-2.0, PD-3.5, PD-5.0, PD-7.0, PD-12.0, PD-20.0.	369.9
22	Professional Office District	P-O	2.9
23	Research and Development District	R&D	111.4
24	Light Commercial and Professional Business District	C-1	16.5
25	Civic Center Business and Professional District	C-2	25.8
26	Heavy Commercial District	C-3	54.3
27	Light Industrial District	M-1	82.9
28	Heavy Industrial District	M-2	15.6
29	Mixed-use District	MU	80.3
30	Public Land District	P-L	6,284.1
31	Scenic Open Lands District	W-1	0
32	Recreation Wilderness District	W-2	503.9
33	Federal Lands District	F-L	60,775.9
34	Historic Overlay District		0
35-38	Downtown Districts	DT-NG, DT-NCO, DT-TCO, DT-CPO	226.5
39	Special Plan District	SP	64.7

# Zone District Conversions – Residential

Notable changes:

- PD (Planned Development) consolidation to closest residential base district
- NC (North Community) consolidated into similar base districts
- Consolidated mobile home area into one district

**TABLE 1: PROPOSED ZONE DISTRICT CONSOLIDATION**

	EXISTING ZONE DISTRICTS	PROPOSED ZONE DISTRICTS
Residential Districts	Residential Agricultural (R-A)	Residential Agricultural (RA) – REMAINS
	Residential Estate (R-E)	Residential Estate (RE) – REMAINS
	Planned Development Residential District (PD-2.0)	Single-family Residential (SFR-1)
	Single-Family Residential District (R-1-12)	
	Planned Development Residential District (PD-3.5)	
	Single-family Residential District (R-1-10)	
	Single-family Residential District (R-1-8)	
	Planned Development Residential District (PD-5.0)	
	Single-family Residential District (R-1-5)	
	Planned Development Residential District (PD-7.0)	
	Planned Development Residential District (PD-12.0)	
	Planned Development Residential District (PD-20)	
	Residential Mixed (R-M)	Residential Mixed (RM) – REMAINS
	Residential Mixed—North Community (R-M-NC)	Residential Mixed—North Community (RM-NC)
	Multiple-family Residential (Low Density) (R-3-L)	Multi-family Low-residential (MFR-L)
	Multiple-family Residential (Low Density)—North Community (R-3-L-NC)	Multiple-family Residential (Low Density)—North Community (MFR-L-NC) – REMAINS
	Multiple-family Residential (High Density) R-3-H	Multi-family Medium-residential (MFR-M)
	Multiple-family Residential (Very High Density) R-3-H-40	Multi-family High-residential (MFR-H)
	Mobile Home Subdivision (R-4)	Manufactured Home Community (MHC)
	Mobile Home Park (R-5)	
Mobile Home Development (R-6)		



# Zone District Conversions – Mixed-use

Notable changes:

- Consolidate Downtown LA into one district
- New downtown district for White Rock Town Center

*Table 16-1-1-1: Proposed Zone District Consolidation*

	Existing Zone Districts	Proposed Zone Districts
Mixed-Use Districts	Mixed-use (MU)	Mixed-Use District (MU) – REMAINS
	Downtown Overlays (DT-NG, DT-NCO, DT-TCO, DT-CPO)	Downtown Los <u>Alamos</u> (DTLA)
		White Rock Town Center (WRTC) – NEW

NEW

# Zone District Conversions – Non-Residential

Notable changes:

- Create broader office, commercial, and industrial districts
- Create new parks and open space districts
- Eliminate Federal Lands zone district

**TABLE 1: PROPOSED ZONE DISTRICT CONSOLIDATION**

	EXISTING ZONE DISTRICTS	PROPOSED ZONE DISTRICTS
Non-residential Zone Districts	Professional Office (P-O)	Professional Office (PO)
	Research and Development (R&D)	
	Light Commercial and Professional Business (C-1)	General Commercial (GC)
	Civic Center Business and Professional (C-2)	
	Heavy Commercial (C-3)	
	Light Industrial (M-1)	Industrial (IND)
	Heavy Industrial (M-2)	
	Public Land (P-L)	Public Land (PL) – Remains
Federal Lands (F-L)	Eliminated	
Open Space Zone Districts	Park Parcels from Public Land (P-L)	Parks and Open Space –Parks (POS-P)
	Recreation Wilderness (W-2)	Parks and Open Space –Active Open Space (POS-AO)
	Scenic Open Lands (W-1)	Parks and Open Space –Passive Open Space (POS-PO)

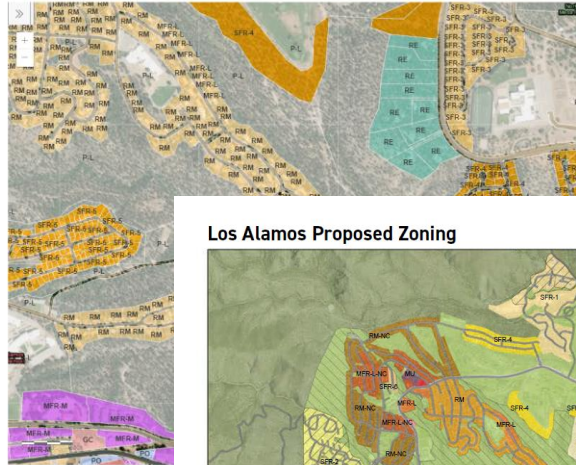
# Zone District Conversions – Overlays

- PD's with undeveloped lots carried over in Planned Residential Development Overlay

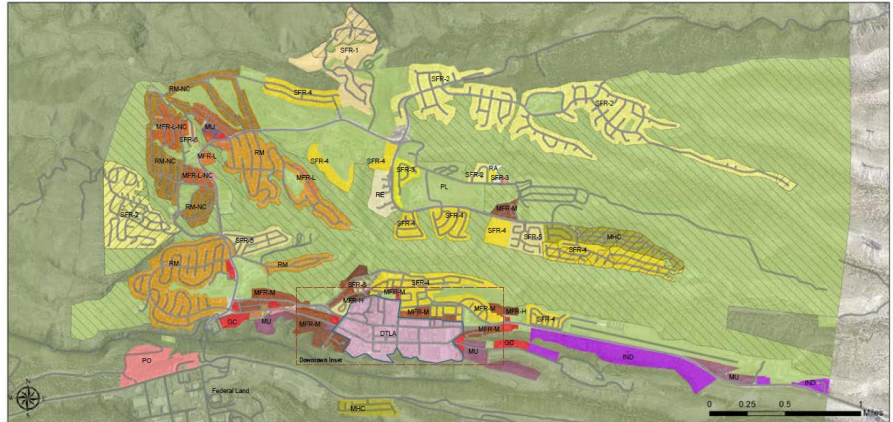
Overlay Zone Districts	Historic Overlay	Historic Overlay (H-O)
	Recreation Wilderness (W-2)	Recreational Wilderness District Overlay
	Scenic Open Lands (W-1)	
	Any Residential PD districts with undeveloped parcels, including North Community areas	Planned Residential Development Overlay (PRD-O)
	Special Plan (SP)	Planned Development Overlay (PD-O)

# Zone District Conversions Maps

- Interactive map
- Print maps in modules



Los Alamos Proposed Zoning



<https://www.arcgis.com/home/webmap/viewer.html?webmap=911bcb06a09c482ba02392852869994e&extent=-106.3448,35.8676,-106.218,35.9245>

# Base Zone District Summaries

## 2-3(A)(I) RESIDENTIAL AGRICULTURAL ZONE DISTRICT (RA)

The Residential Agricultural (RA) zone district is intended to accommodate and preserve rural residential and agricultural land uses that are characterized by low-density single-family residential uses on large lots where agricultural, horticultural, and animal husbandry activities may be pursued by the residents for personal use.

### Intent

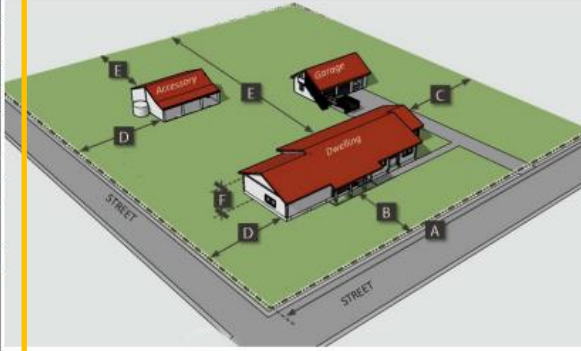
Clarified intent statements across districts to reflect the intended uses / development intensities of each district

### Standards

District dimensional standards excerpts

TABLE 2- RA DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'
Setbacks	
B Front, min	40'
C Interior side, min	25'
D Street side, min	15'
E Rear, min	25'
Heights	
F Primary Building Height, max	35'
Density	
Lot coverage, max	10%



### Standards

District specific standards for items like permissive accessory structures etc.

## 2-3(A)(I)(1) RA ZONE DISTRICT STANDARDS

- Animal husbandry activities are permissive, provided they comply with the requirements of Chapter 6: Animals.
- A maximum of 5 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
  - Except as allowed otherwise below, any Accessory Structures shall comply with the standards of [Section 3-2\(D\)\(II\)](#).
  - Accessory Structures within the RA zone district are permitted to be a maximum of 20 feet in height.
- The use of barbed wire, razor wire, or barbed tape is permissive in the rear yard provided it is not located on lot lines, abutting equestrian trails, public rights-of-way, or County-owned lands and complies with the standards of [Section 16-4-Z](#).
- Fences, walls, and gates shall comply with [Section 16-4-Z](#), with the exception that the structural support members of any gate shall not exceed 20 feet in height in any required setback area.

Article XIII - Zoning Districts Established

# Rural Residential

## No Substantial Changes:

- Dimensional standards
- Accessory structure permissions (16-273)
- Retains fences / walls exemptions for RA (Sec. 16-271)
- Retains animal husbandry permissions for RA (Sec. 16-533)

### 2-3(A)(i) RESIDENTIAL AGRICULTURAL ZONE DISTRICT (RA)

The Residential Agricultural (RA) zone district is intended to accommodate and preserve rural residential and agricultural land uses that are characterized by low-density single-family residential uses on large lots where agricultural, horticultural, and animal husbandry activities may be pursued by the residents for personal use.

TABLE 2: RA DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'
Setbacks	
B Front, min	40'
C Interior side, min	25'
D Street side, min	15'
E Rear, min	25'
Heights	
F Primary Building Height, max	35'
Density	
Lot coverage, max	10%



### 2-3(A)(i)(1) RA ZONE DISTRICT STANDARDS

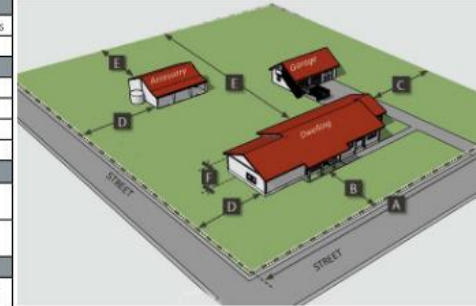
1. Animal husbandry activities are permissive, provided they comply with the require 6: Animals.
2. A maximum of 5 Accessory Structures including any carports or garages shall be pe provided they comply with the following standards:
  - A. Except as allowed otherwise below, any Accessory Structures shall comply with [Section 3-2\(D\)\(II\)](#).
  - B. Accessory Structures within the RA zone district are permitted to be a maximu height.
3. The use of barbed wire, razor wire, or barbed tape is permissive in the rear yard pr located on lot lines, abutting equestrian trails, public rights-of-way, or County-own complies with the standards of [Section 16-4-7](#).
4. Fences, walls, and gates shall comply with [Section 16-4-7](#), with the exception that t support members of any gate shall not exceed 20 feet in height in any required set

### 2-3(A)(ii) RESIDENTIAL ESTATE ZONE DISTRICT (RE)

The Residential Estate (RE) zone district is intended to accommodate semi-rural residential uses characterized by low-density single-family dwellings on large lots.

TABLE 3: RE DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'
Setbacks	
B Front, min	40'
C Interior side, min	25'
D Street side, min	15'
E Rear, min	25'
Heights	
F Primary Building Height, max	35'
G Accessory Building Height, max	20'
Density	
Lot coverage, max	10%



### 2-3(A)(ii)(1) RE ZONE DISTRICT STANDARDS

1. A maximum of 5 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
  - A. Except as allowed otherwise below, any Accessory Structures shall comply with the standards of [Section 3-2\(D\)\(II\)](#).
  - B. Accessory Structures within the RE zone district are permitted to be a maximum of 20 feet in height.
2. Fences, walls, and gates shall comply with [Section 16-4-7](#) with the exception that the structural support members of any gate shall not exceed 20 feet in height in any yard.

# Single-Family Residential

## No Substantial Changes:

- Dimensional standards
- Accessory structure permissions
- Allowed projections for former R-1-5, now SFR-5.

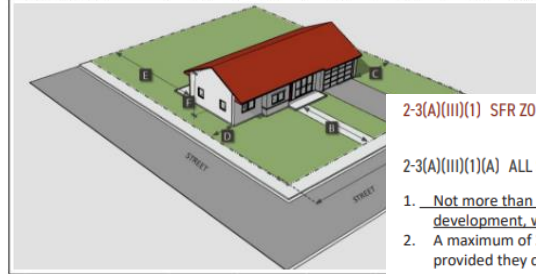
## Notable changes:

- Incorporates former Planned Development (PD) districts through a subdistrict approach

### 2-3(A)(III) SINGLE-FAMILY RESIDENTIAL ZONE DISTRICTS (SFR-1-6)

The Single-family Residential (SFR-1, SFR-2, SFR-3, SFR-4, SFR-5, SFR-6) zone districts are intended to accommodate single-family dwellings with a variety of lots sizes and dimensions that exist in established neighborhoods to maintain and protect their character.

Lot Standards	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	SFR-6
Lot area, min	13,000	12,000	10,000	8,000	5,000	3,500
<b>A</b> Lot width, min	65'	65'	65'	65'	50'	50'
<b>Setbacks</b>						
<b>B</b> Front, min	20'	15'	25'	10'	10'	20'
<b>C</b> Interior side, min	7.5'	10'	10'	5'	5'	7.5'
<b>D</b> Street side, min	15'	15'	15'	15'	15'	15'
<b>E</b> Rear, min	15'	15'	20'	20'	15'	15'
<b>Heights</b>						
<b>F</b> Primary Building Height, max	35'	35'	35'	35'	35'	35'
<b>G</b> Accessory Building Height, max	15'	15'	15'	15'	15'	15'
<b>Density</b>						
Lot coverage, max	30%	30%	35%	40%	45%	45%



Adopted Comp Plan Policies  
Housing Goal 2. Provide a variety of housing types, sizes and densities  
Land Use Strategy 9. Consider creating a new residential zoning district allowing small lots and dwellings for affordable housing

### 2-3(A)(III)(1) SFR ZONE DISTRICT STANDARDS

#### 2-3(A)(III)(1)(A) ALL SFR ZONE DISTRICTS

1. Not more than 1 principal dwelling shall be permitted on any parcel, except in the case of cottage development, which shall comply with the standards of Section 3-2(A)(II).
2. A maximum of 3 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
  - A. Except as allowed otherwise below, any Accessory Structures shall comply with the standards of Section 3-2(D)(II).
  - B. Accessory Structures are permitted to be located within the required rear setback area, provided that the square footage of the structures shall not exceed 25 percent of the total coverage of the required rear setback area.

#### 2-3(A)(III)(1)(B) SFR-5 ZONE DISTRICT

1. Covered patios, porches, or decks attached to the main structures may extend to a maximum of 40 percent of the distance into the required rear setback area provided they meet the following standards:
  - A. The space under the cover is open on at least 3 sides,
  - B. The structure shall not encroach more than 5 feet into the required front setback area, and
  - C. The eave of the structure shall not project more than 2 feet into any required setback area.

# Residential Mixed

## No Substantial Changes:

- Dimensional standards
- Accessory structure permissions

## Notable changes:

- Incorporates former North Community district through RM-2 subdistrict
- Incorporates flag and zero lot standards from former NC district

### 2-3(A)(IV) RESIDENTIAL MIXED ZONE DISTRICT (RM)

The Residential Mixed (RM) zone district is intended to accommodate a variety of low- to medium-density residential dwellings characterized by single-family, duplex, fourplex, and townhouse dwellings.

TABLE 5: RM-NC DIMENSIONAL STANDARDS

Lot Standards	RM-1		RM-2	
	SF*	DPX/TH**	SF	DPX/TH
Lot area, min	8,000	10,000	6,500	10,000
A Lot width, min	50'		40'	20'
<b>Setbacks</b>				
B Front, min	20'		15'	
C Interior side, min***	5'		7.5'	
D Street side, min	15'		15'	
E Rear, min	20'		20'	
<b>Heights</b>				
F Primary Building Height, max	35'		35'	
G Accessory Structure Height, max	15'		12-15'	
<b>Density</b>				
Lot coverage, max	40%		40%	

\* SF indicates single-family dwellings.  
 \*\* DPX indicates duplex dwelling types and TH indicates townhouse dwelling types.  
 \*\*\* Allowed exceptions for Zero lot building types are outlined in Section 1-2(A)(1) below.  
 Table 5: RM Standards are provided along exterior boundaries of the development.

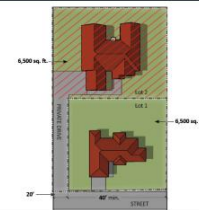


### 2-3(A)(IV)(1) RM ZONE DISTRICT STANDARDS

1. A single-family dwelling on a flag lot is permitted within the RM-NC zone district, provided they comply with the regulations outlined in Table 6 RM Flag Lot Standards.

TABLE 6: RM FLAG LOT STANDARDS

Lot area, min	6,500
Lot width, min	60'
Driveway width, min	20'



2. A single-family dwelling on a zero lot is permitted within the RM-NC zone district, provided they comply with the regulations outlined in Table 7 RM Zero Lot Standards.

TABLE 7: RM ZERO LOT STANDARDS

Attached Interior Side Setback	0'
Detached Interior Side Setback	7.5'
Building Separation, min.	15'



3. A maximum of 34 Accessory Structures including any carports or garages shall be permitted per lot provided they comply with the following standards:
  - A. Except as allowed otherwise below, any Accessory Structures shall comply with the standards of Section 3-2(D)(1).
  - B. Accessory Structures are permitted to be located within the required rear setback area, provided that the square footage of the structures shall not exceed 25 percent of the total coverage of the required rear setback area.



# Low-Density Residential

## Zone Districts

## Standard Type

TABLE 22: LOW-DENSITY RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS

Proposed Zone Districts	RA	RE	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	SFR-6
Existing Zone Districts	R-A	R-E	PD-2	R-1-12	R-1-10	R-1-8	R-1-5	PD-12
Lot area, min	2 ac.	2 ac.	13,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.	<del>3,500</del> 2,000 sq. ft.
Lot width, min	65'	65'	65'	65'	65'	65'	50'	<del>50'</del> 25'
Front setback, min	40'	40'	20'	<del>25'</del> 15'	25'	<del>25'</del> 10'	<del>15'</del> 10'	10'
Interior side setback, min	25'	25'	7.5'	10'	10'	5'	5'	5'
Street side setback, min	15'	15'	15'	15'	15'	15'	15'	15'
Rear setback, min	25'	25'	<del>15'</del> 20'	<del>25'</del> 20'	20'	20'	15'	15'
Building Height, max	35'	35'	35'	35'	35'	35'	35'	35'
Lot coverage, max	10%	10%	30%	30%	35%	40%	45%	45%

## Notable changes:

- Largely resulted from incorporation of PD districts
- Eliminated max DUs/Ac across districts

Adopted Comp Plan Policies  
 Housing Goal 2. Provide a variety of housing types, sizes and densities  
 Land Use Strategy 2. Examine increased density options  
 9. Consider creating a new residential zoning district allowing small lots and dwellings for affordable housing

# Multi-family

## No Substantial Changes:

- Dimensional standards
- Accessory structure permissions

## Notable changes:

- MRF-L subdistrict approach to incorporate former North Community district
- MFR-M and MFR-H require neighborhood protection standards when adjacent to RA, RE, SFR

### 2-3(A)(V) MULTI-FAMILY RESIDENTIAL-LOW ZONE DISTRICT (MFR-L)

The Multi-family Residential-Low Residential (MFR-L) zone district is intended to accommodate a variety of low- to medium-density housing options characterized by single-family, duplex, fourplex, and townhouses, and small-scale multi-family dwellings types. The MFR-L zone district may include limited civic and institutional uses and incidental or accessory uses that serve the surrounding residences:

TABLE 8: MFR-L DIMENSIONAL STANDARDS

Lot Standards	SF	DPX/TH	MF
Lot area, min	6,500	10,000	12,000
A Lot width, min	40'	20'	40'

#### Setbacks

B Front, min	15'
C Interior side, min*	7.5'
D Street side, min	15'
E Rear, min	15'

#### Heights

F Primary Building Height, max	35'
--------------------------------	-----

#### Density

Lot coverage, max	40%
-------------------	-----

\* Allowed exceptions for Zero lot building by Table 8: MFR-L Standards are provided along

### 2-3(A)(VI) MULTI-FAMILY MEDIUM-RESIDENTIAL - MEDIUM ZONE DISTRICT (MFR-M)

The Multi-family Medium Residential -Medium (MFR-M) zone district is intended to accommodate medium-density multi-family housing options, including single-family, duplex, fourplex and townhouse dwellings. The MFR-M zone district may include limited civic and institutional uses and incidental or accessory uses that serve the surrounding residences. This zone district can also serve as a transition between medium- and high-density Residential zone districts and other multi-family and/or Mixed-use zone districts.

TABLE 11: MFR-M DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	24,000
A Lot width, min	65'

#### Setbacks

B Front, min	20'
C Interior side, min	5'
D Street side, min	15'
E Rear, min	15'

#### Heights

F Primary Building Height, max	40'
G Accessory Structure Height, max	15'

Adjacent to Residential See Section 16-4-5

#### Density

Lot coverage, max	50%
-------------------	-----

### 2-3(A)(V)(I) MFR-L ZONE DISTRICT STANDARD

1. A single-family dwelling on a flag lot is permitted provided they comply with the regulations

TABLE 9: MFR-L-NC FLAG LOT STANDARDS

Lot area, min	6,500
Lot width, min	60'
Driveway width, min	20'

### 2-3(A)(VII)(I) MFR-M ZONE DISTRICT STANDARDS

1. Minimum common open space shall be provided per any applicable standards provided on site pursuant to Use-Specific Standards in Section 3-2-2
2. A maximum of 1 Accessory Structure per 10 dwelling units in addition to permitted per dwelling site provided they comply with the standards in

### 2-3(A)(VII) MULTI-FAMILY HIGH-RESIDENTIAL -HIGH ZONE DISTRICT (MFR-H)

The Multi-family High Residential -High (MFR-H) zone district is intended to accommodate high-density multi-family residential developments characterized primarily by apartments or condominiums, with limited single-family, duplex, fourplex, and townhouse dwellings. The MFR-H zone district may include limited civic and institutional uses and incidental or accessory uses that serve the surrounding residences. This zone district can also serve as a transition between other multi-family, commercial, or Mixed-use zone districts.

TABLE 12: MFR-H DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	2 acres
A Lot width, min	65'

#### Setbacks

B Front, min	20'
C Interior side, min	5'
D Street side, min	15'
E Rear, min	15'

#### Heights

F Primary Building Height, max	60'
G Adjacent to Residential	See Section 16-4-5

#### Density

Lot coverage, max	50%
-------------------	-----

### 2-3(A)(VII)(I) MFR-H ZONE DISTRICT STANDARDS

1. Where abutting or adjacent to any Residential zone district other than MFR-H, the development shall comply with the Neighborhood Protection Standards of Section 16-4-5
2. Minimum common open space shall be provided per any applicable standards for the residential uses provided on-site pursuant to Use-Specific Standards in Section 3-2(A).
3. A maximum of 1 Accessory Structure per 10 dwelling units in addition to carports or garages shall be permitted per dwelling site provided they comply with the standards of Section 3-2(D)(III).

# Manufactured Home

## No Substantial Changes:

- Accessory structure requirements
- Roadway width
- Utility connections
- Common residential amenity areas

## Notable changes:

- Reference neighborhood protection standards for buffering
- Conditional use permit for recreational vehicles used as a permanent dwelling.

### 2-3(A)(VIII) MANUFACTURED HOME COMMUNITY ZONE DISTRICT (MHC)

The Manufactured Home Community (MHC) zone district is intended to accommodate manufactured home communities as the predominant residential use alongside other complementary accessory and non-residential activities, which primarily serve residents of manufactured housing communities.

TABLE 13: MHC DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	3 acres=2,500 / space
Lot width, min	-
Setbacks	
A Front, min	15'
B Interior side, min	5'
C Street side, min	15'
D Rear, min	10'
Heights	
F Primary Building Height, max	20'
Density	
Lot coverage, max	40%



### 2-3(A)(VIII)(1) MHC ZONE DISTRICT STANDARDS

1. Manufactured and mobile homes that are not installed on a permanent foundation shall be skirted with materials similar in color, materials, and appearance to the siding of the manufactured or mobile home.
2. Recreational vehicles may be used as a permanent dwelling in the MHC zone district through the issuance of a Special Conditional Use Permit per Section 5-3(B)(III).
3. A minimum 10-foot separation shall be maintained between all dwellings, including any habitable additions.
4. A maximum of 3 Accessory Structures including any carports or garages shall be permitted per dwelling site provided they comply with the following standards:
  - A. Accessory Structures themselves comply with the standards of Section 3-2(D)(III).
  - B. The combined lot coverage of all Accessory Structures located in the required rear yard shall not exceed 25 percent of the required side and rear setback areas of individual manufactured or mobile home sites.
  - C. Each Accessory Structure shall not be located within 20 feet of the front property line or within 20 feet of a community roadway or 3 feet of a mobile home community boundary.
  - D. Each Accessory Structure shall be located a minimum 3 feet from the side and rear community boundary.

# Medium- to High-Residential

**TABLE 23: MEDIUM- TO HIGH-DENSITY RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS**

Proposed Zone Districts	MHC	RM-1	RM-2	MFR-L	MFR-M	MFR-H
Existing Zone Districts	R4-6	RM	RM	R-3-L, R-3-L-NC	R-3-H	R-3-H-40
Lot area, min	3 acres	SF: 8,000 DPX/TH: 10,000	SF: 6,500 DPX/TH: 10,000	SF:6,500 DPX/ TH:10,000 MF:12,000	MF: 24,000 (2,000 sq. ft./DU)	2 acres (1,000 sq. ft./ DU)
Lot width, min	-	50'	SF: 40' DPX/TH: 20'	SF:40' DPX/TH:20' MF:40'	65'	65'
Front setback, min	15'	20'	15'	15'	20'	20'
Interior side setback, min	5'	5'	7.5'	7.5'	5'	5'
Street side setback, min	10'	15'	15'	15'	15'	15'
Attached interior side setback	-	-	0'	0'	-	-
Detached interior side setback	-	5'	7.5'	7.5	-	-
Rear setback, min	20'	20'	20'	15'	15'	60'
Abutting Residential	See <a href="#">Section 16-4-5</a>			-	See <a href="#">Section 16-4-5</a>	
Building Height, max	35'	35'	35'	35'	40'	60'
Lot coverage, max	40%	40%	40%	40%	50%	50%

## Notable changes:

- Largely resulted from incorporation of NC district
- Eliminated max DUs/Ac across districts
- Increased max heights for MFR-M and MFR-H, paired with guaranteed neighborhood protections

## Neighborhood Protection Standards

Adopted Comp Plan Policies  
 Housing Goal 2. Provide a variety of housing types, sizes and densities, and Policy 2. Provide transition buffers to nearby existing housing as needed  
 Land Use Strategy 2. Examine increased density options

# Non-Residential

## No Substantial Changes:

- Dimensional standards
- Accessory structure standards

## Notable changes:

- Clearer intent statements
- Clearer standards when abutting residential, i.e. neighborhood protection standards

### 2-3(C)(I) PROFESSIONAL OFFICE ZONE DISTRICT (PO)

The Professional Office (PO) zone district is intended to accommodate a variety of professional uses such as office, institutional, or research and development activities. This district also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, personal services, and childcare

TABLE 17: PO DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
<b>A</b> Lot width, min	50'
Setbacks	
<b>B</b> Front, min	0'
<b>C</b> Interior side, min	0'
<b>D</b> Street side, min	0'
<b>E</b> Rear, min	0'
Heights	
<b>F</b> Primary Building Height, max	50'
Adjacent to Residential	See <a href="#">Section 16-4-5</a>
Density	
Lot coverage, max	70%



### 2-3(C)(II) GENERAL COMMERCIAL ZONE DISTRICT (GC)

The General Commercial (GC) zone district is intended to accommodate a variety of medium-scale retail, service, and professional uses serving both neighborhood and County-wide needs. The GC zone district is located along arterials and collectors outside of the DTLA and WRTC zone districts.

TABLE 18: GC DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
<b>A</b> Lot width, min	50'
Setbacks	
<b>B</b> Front, min	0'
<b>C</b> Interior side, min	0'
<b>D</b> Street side, min	0'
<b>E</b> Rear, min	0'
Heights	
<b>F</b> Primary Building Height, max	50'
Adjacent to Residential	See .
Density	
Lot coverage, max	70%



### 2-3(C)(III) INDUSTRIAL ZONE DISTRICT (IND)

The Industrial (IND) zone district is intended to accommodate a variety of industrial operations such as manufacturing, warehousing, and distribution along with limited accessory commercial uses, while buffering adjacent lower-intensity Residential or Mixed-use zone districts.

TABLE 19: IND DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
<b>A</b> Lot width, min	50'
Setbacks	
<b>B</b> Front, min	0'
<b>C</b> Interior side, min	0'
<b>D</b> Street side, min	0'
<b>E</b> Rear, min	0'
Heights	
<b>F</b> Primary Building Height, max	50'
Adjacent to Residential	See <a href="#">Section 16-4-5</a>
Density	
Lot coverage, max	70%



### 2-3(C)(I)(I) PO ZONE DISTRICT STANDARDS

1. Where abutting or adjacent to any Residential zone district, the development shall comply with the standards of [Section 3-2\(D\)\(III\)](#).
2. The area of any Accessory Structure shall not exceed 20 percent of the primary building square footage and is subject to site plan review pursuant to [Section 3-2\(D\)\(III\)](#).

### 2-3(C)(II)(I) GC ZONE DISTRICT STANDARDS

1. Where abutting or adjacent to any Residential zone district, the development shall comply with the standards of [Section 3-2\(D\)\(III\)](#).
2. The area of any Accessory Structure shall not exceed 20 percent of the primary building square footage and is subject to site plan review pursuant to [Section 3-2\(D\)\(III\)](#).

### 2-3(C)(III)(I) IND ZONE DISTRICT STANDARDS

1. Where abutting or adjacent to any Residential zone district other than MFR-M, MFR-H, and MHC, the development shall comply with the Neighborhood Protection Standards of [Section 16-4-5](#).
2. The area of any Accessory Structure shall not exceed 20 percent of the primary building square footage and is subject to site plan review pursuant to [Section 5-3\(A\)\(VII\)](#). Any Accessory Structure shall comply with the standards of [Section 3-2\(D\)\(III\)](#).

# Non-Residential

## Notable changes:

- Guaranteed neighborhood protections when adjacent to RA, RE, and SFR

**TABLE 25: NON-RESIDENTIAL DISTRICT DIMENSIONAL STANDARDS**

Proposed Zone Districts	POS-PP, POS-R0 POS-A0, POS-P0	INS	GC	P0	IND
Existing Zone Districts	W1, W2, P-L	P-L	C1-3	P-0, R-D	M1-2
Lot area, min	-	-	-	-	-
Lot width, min	-	50'	50'	θ <sup>1</sup> -50'	50'
Front setback, min	20'	0'	0'	0'	25'
Side setback, min	10'	0'	0'	0'	0'
Rear setback, min	20'	0'	0'	0'	0'
Abutting Residential	-	See <i>Section 16-4-5 Neighborhood Protection Standards</i>			
Building Height, max	35'	50'	50'	50'	50'
Lot coverage, max	20%	70%	70%	70%	70%

## Neighborhood Protection Standards

Adopted Comp Plan Policies  
 Housing Goal 2. Provide a variety of housing types, sizes and densities  
 Policy 2. Provide transition buffers to nearby existing housing as needed  
 Land Use Strategy 2. Examine increased density options

# Neighborhood Protection Standards

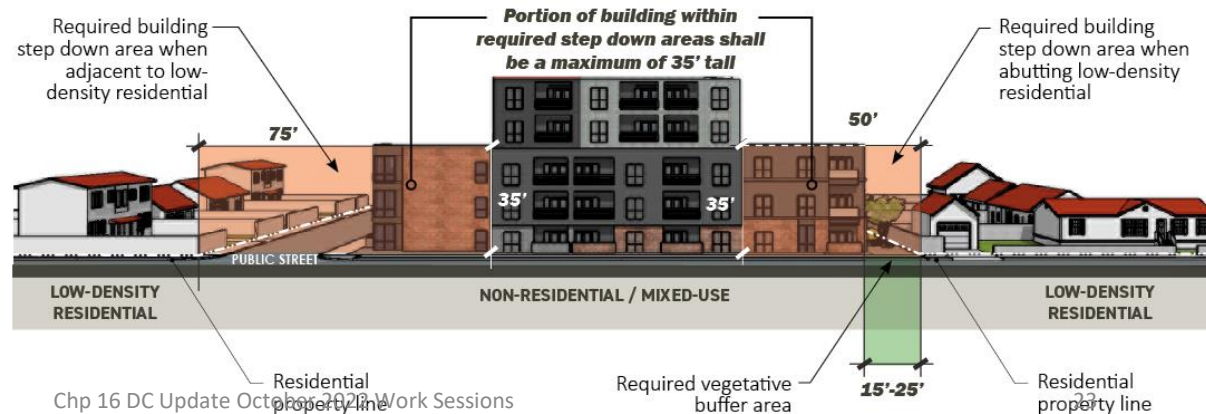
## Existing Code:

- Any lot in commercial / industrial districts which abut a residential district have a minimum side or rear yard setback equal to the required minimum side or rear yard setback of the adjoining residentially zoned lot (Sec 16-272)
- DTLA requires height stepdown to 35' height restriction when adjacent to residential

Adopted Comp Plan Policies  
Neighborhood Goal 1: Protect existing residential neighborhoods  
Policy 2. Provide transition buffers to nearby existing housing as needed

## Notable changes:

- Sets maximum height to 35' if located within 50-75' of any RA, RE, SFR districts



# Neighborhood Protection Standards

Adopted Comp Plan Policies

Neighborhood Goal 1: Protect existing residential neighborhoods

Policy 2. Provide transition buffers to nearby existing housing as needed

## Notable Changes

- Requires a vegetative buffer if abutting any RA, RE, SFR districts; buffers/coverage requirements increase depending on the intensity of the use

FIGURE 40: Type C Buffer

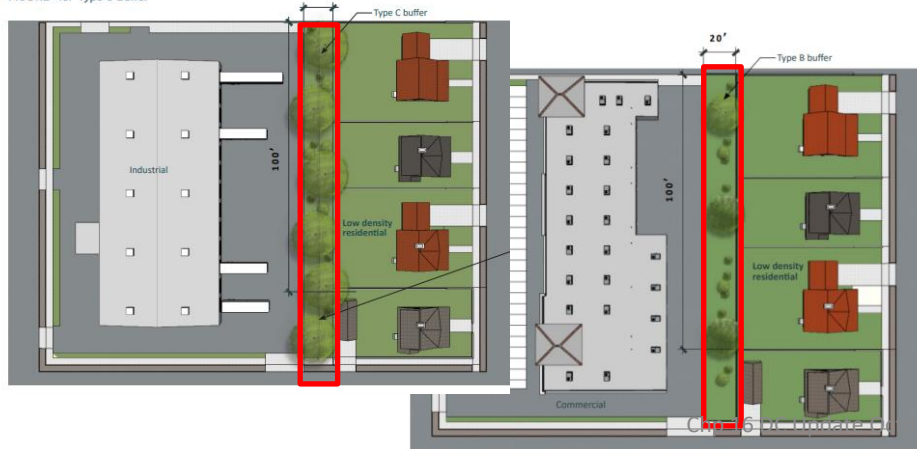


TABLE 36: REQUIRED LANDSCAPE BUFFERS

DEVELOPMENT TYPE	ADJACENT TO	REQUIRED BUFFER
MFR-L, MFR-M, MHC	RA, RE, SFR or RM	Type A Buffer
MFR-H, MU, WRTC, DTLA, GC, PO, INS	RA, RE, SFR or RM	Type B Buffer
IND	Any non-industrial	Type C Buffer

TABLE 37: MINIMUM LANDSCAPE BUFFER REQUIREMENTS

BUFFER TYPE	MINIMUM WIDTH	TYPE AND AMOUNT	WALL, FENCE, OR BERM	REQUIRED OPACITY
Type A	10 feet min.	2 trees- deciduous or evergreen- for every 100 linear feet 12 shrubs for every 100 linear feet	Not required	Semi-opaque, defined as having only seasonal horizontal openings not exceeding 25% of the total buffer length from the ground to a height of 6 feet within 2 years of planting
Type B	20 feet min.	1 deciduous trees for every 100 linear feet 2 evergreen trees for every 100 linear feet 24 shrubs for every 100 linear feet, 60% of which shall be evergreen	Required wall, fence or berm ≥6 feet	Semi-opaque, defined as having only seasonal horizontal openings not exceeding 10% of the total buffer length from the ground to a height of 6 feet within 2 years of planting
Type C	25 feet min.	4 deciduous trees for every 100 linear feet 4 evergreen trees for every 100 linear feet 36 shrubs for every 100 linear feet, 60% of which shall be evergreen	Required wall, fence, or berm ≥8 feet	Completely opaque defined as having no horizontal openings from the ground to a height of 8 feet within 2 years of planting



# Discussion on residential and non-residential districts

# Mixed Use

## No Substantial Changes:

- Dimensional standards
- Accessory structure standards

## Notable changes:


- Minimum common open space requirement
- Clearer standards when abutting residential, i.e. neighborhood protection standards

### 2-3(B)(I) MIXED-USE ZONE DISTRICT (MU)

The Mixed-use (MU) zone district is intended to accommodate a vertical or horizontal mix of low- to medium-density residential, office, and commercial land uses outside of the DTLA and WRTC zone districts characterized by more walkable development patterns that are compatible in scale and character with surrounding neighborhoods.

TABLE 14: MU DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
A Lot width, min	-
Setbacks	
B Front, min	0'
C Interior side, min	0'
D Street side, min	0'
E Rear, min	0'
Heights	
F Primary Building Height, max	50'
Adjacent to Residential	See <a href="#">Section 16-4-5</a>
Density	
Lot coverage, max	70%



### 2-3(B)(I)(1) MU ZONE DISTRICT STANDARDS

1. Where abutting or adjacent to any Residential zone district other than MFR-M, MFR-H, and MHC, the development shall comply with the Neighborhood Protection Standards of [Section 16-4-5](#).
2. Minimum common open space shall be provided per any applicable standards for the residential uses provided on site pursuant to Use-Specific Standards in [Section 3-2\(A\)](#).
3. A maximum of 1 Accessory Structure per 10 dwelling units in addition to carports or garages shall be permitted per lot provided they comply with the standards in [Section 3-2\(D\)\(II\)](#).
4. Accessory Structures are permitted to be located within the required rear setback area, provided that the square footage of the structures shall not exceed 25 percent of the total coverage of the required rear setback area.

# Adopted Downtown Policies

Element	Development Standards
Site design	<ul style="list-style-type: none"> <li>• Creating a minimum sidewalk width requirements along all public rights-of-way.</li> <li>• Require building orientation that limits parking between the building and the sidewalk edge.</li> </ul>
Building design	<ul style="list-style-type: none"> <li>• Allow mixed-use developments at a maximum height of seven (7) stories.</li> <li>• Require a 10-foot step-back after the third floor on the sides of a building that abut a public street.</li> <li>• Require buildings that are adjacent to a lower-density residential zone to step down to a building height maximum of 35'.</li> <li>• Enact basic urban design standards to activate ground level building elevations. These include:               <ul style="list-style-type: none"> <li>- Minimum 30% glazing on ground floor</li> <li>- Require at least one public entrance on commercial properties facing street frontage vs. parking lot</li> <li>- Maximum of 100' building façade without a change in the elevation plane of at least 2'</li> <li>- Maximum front setback of 25' along designated streets</li> </ul> </li> <li>• Update material standards to be more flexible while requiring durable exterior cladding (i.e. no "T-111" plywood siding on public facing elevations).</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• Reduce off-street parking requirements within Downtown.</li> <li>• Where surface parking is provided, have incentives for solar shade canopies.</li> <li>• Require a minimum number of bicycle parking spaces within new developments.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>• Require street trees at a minimum of 25' on center along public sidewalks.</li> <li>• Create parking lot landscaping requirements of 1 tree per 10 parking spaces or exceptions for solar parking canopies.</li> <li>• Require a minimum landscape buffer when periphery developments are adjacent to low-density residential uses.</li> </ul>

## Adopted Comp Plan Policies Downtown Land Use Strategies

2. Revisit parking requirements in downtown and mixed-use districts

3. Revisit code restrictions to height in downtown districts  
Economic Land Use Strategies

1. Create and adopt a new mixed-use zoning district that allows for high density residential development.

2. Streamline the development review process, especially for projects in conformance with the Future Land Use Map.

Element	Development Standards
Site design	<ul style="list-style-type: none"> <li>• Require a wider minimum sidewalk width along all public rights-of-way.</li> <li>• Require on-site pedestrian pathways that connect to the primary building entrance to public sidewalks.</li> </ul>
Building design	<ul style="list-style-type: none"> <li>• Allow residential and mixed-use developments up to four (4) stories within the Town Center core.</li> <li>• Require a 10' step-back above the third floor on the sides of a building that abut a public street.</li> <li>• Require buildings that are within 50' or adjacent to a lower-density residential zone to step down to a maximum building height of 35 feet.</li> <li>• Enact basic urban design standards to activate ground level building elevations. These include:               <ul style="list-style-type: none"> <li>- Minimum 30 percent glazing on ground floor</li> <li>- Require at least one public entrance on commercial properties facing street frontage vs. parking lot</li> <li>- Maximum of 100' building facade without a change in the elevation plane of at least 2'</li> <li>- Maximum front setback of 25' along designated streets</li> </ul> </li> <li>• Introduce flexible material standards while requiring durable exterior cladding (i.e. no "T-111" plywood siding on public facing elevations).</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• Reduce off-street parking requirements within the Town Center by 50 percent.</li> <li>• Provide additional reductions for proximity to a transit stop and provisions for solar shade canopies.</li> <li>• Create on-street parking where feasible.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>• Require street trees at a minimum of 25' on center along public sidewalks.</li> <li>• Require a minimum on-site landscape coverage requirement.</li> <li>• Create parking lot landscaping requirements of 1 tree per 10 parking spaces.</li> <li>• Require a minimum landscape buffer when periphery developments are adjacent to low-density residential uses.</li> </ul>

# WRTC District

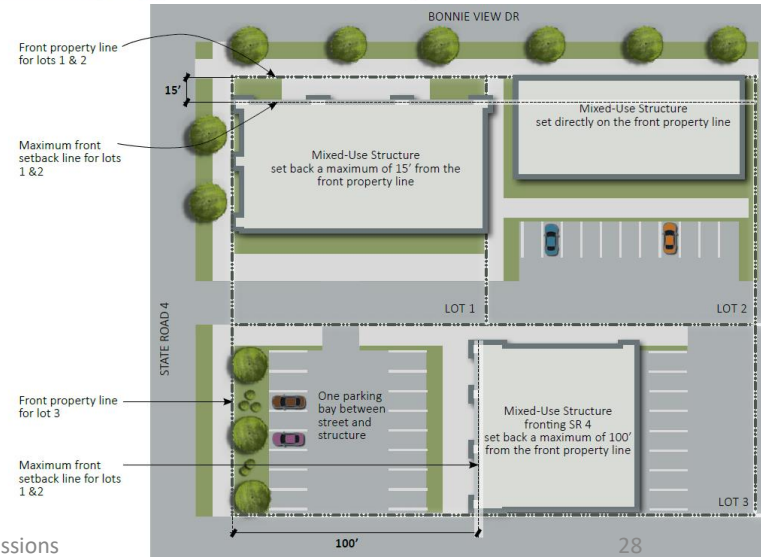
## New District per WRTC Master Plan adopted 2019:

- Dimensional standards
  - Maximum building height = 54', 4 story equivalent, 35' when adjacent to low-density residential (RA, RE, SRF and RM)
  - 15' Maximum front setback along Bonnie View Dr
  - 100' Maximum front setback along SR 4, to accommodate 1 bay of parking

The White Rock Town Center (WRTC) zone district is intended to accommodate a vertical or horizontal mix of low- to medium-density residential, office, and commercial land uses with walkable and active streetscapes within the White Rock Town Center.

TABLE 15: WRTC DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
Lot width, min	-
Setbacks	
A Front, min	0'
B Front, max	100'
Fronting State Route 4	15'
C Side, min	0'
D Side, max	0'
Interior	100'
Street-side	0'
E Rear, min	0'
Heights	
F Primary Building Height, max	54'
Adjacent to Residential	See Section 16-4-5
Density	
Lot coverage, max	100%



# Downtown LA

## Consolidated former DTLA districts per DTLA Master Plan adopted 2019:

- Dimensional standards
  - Maximum building height = 86', 7 story equivalent, 35' when adjacent to low-density residential (RA, RE, SRF and RM)
  - 15' Maximum front setback
  - 100' Maximum front setback along Trinity Dr, to accommodate 1 bay of parking

TABLE 16: DTLA DIMENSIONAL STANDARDS

Lot Standards	
Lot area, min	-
Lot width, min	-
Setbacks	
A Front, min	0'
B Front, max	15'
Fronting Trinity	100'
C Side, min	0'
D Side, max	-
Interior	15'
Street-side	15'
E Rear, min	0'
Heights	
F Primary Building Height, max	86'
Adjacent to Residential	See Section 16-4-5
Density	
Lot coverage, max	100%



FIGURE 7: Downtown Los Alamos Zone District Boundary



# WRTC & DTLA Districts

## Zone District Standards:

- Streetscape design
- Site design

FIGURE 8: Preferred Downtown Los Alamos Frontage Zone

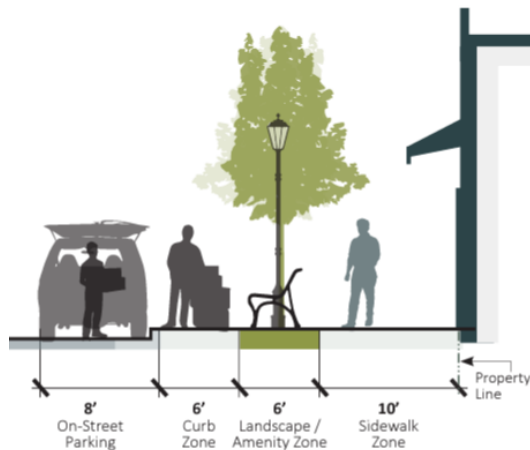
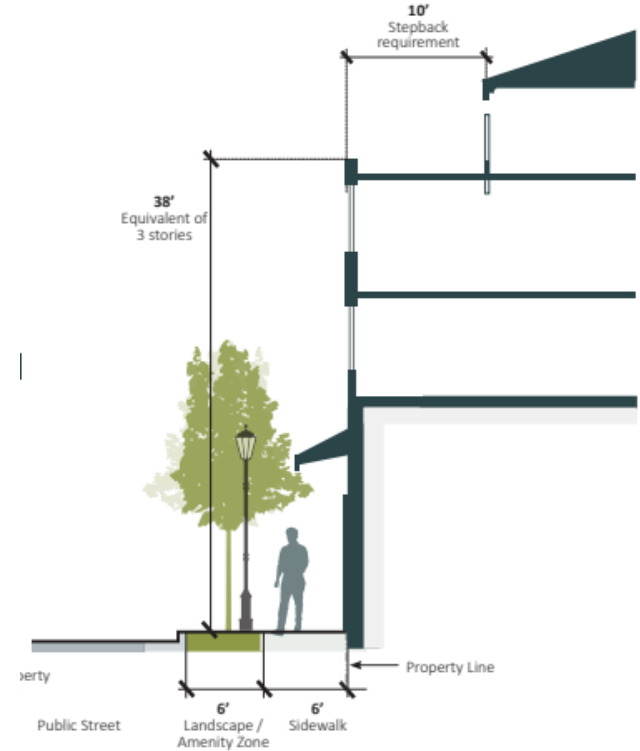
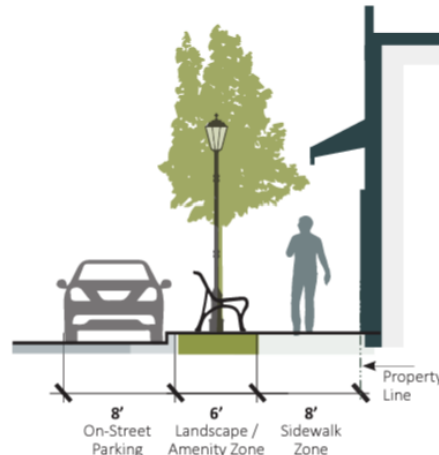


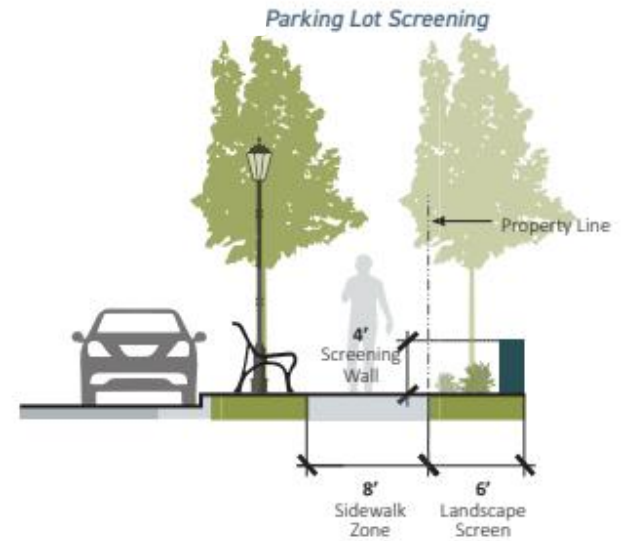
FIGURE 9: Alternative Downtown Los Alamos Frontage Zone



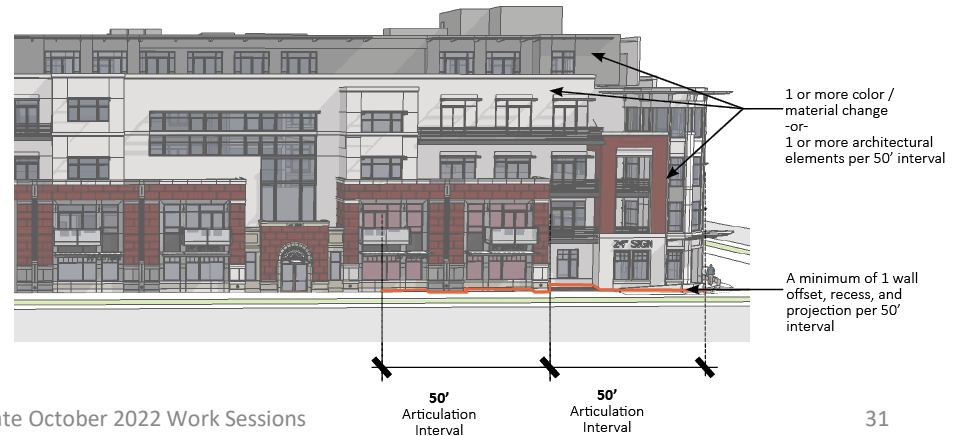
# WRTC & DTLA Districts

## Zone District Standards:

- Off-street parking - reductions of 50%
- Landscaping, screening and buffering
- Minimum open space
- Building design – stepback after 3<sup>rd</sup> floor, distinguished primary entrance, facade articulation



*Facade Articulation Standards*



# DTLA & WRTC Districts

## Review/Approval Procedures:

Multi-family, mixed-use, or non-residential development projects under **25,000** square feet or that contain **25** or less dwelling units that meet the development standards outlined in Section 2-3(B)(II)(4) may be reviewed/approved by the administrative site plan approval.

Adopted Comp Plan Policies  
Development Goal 8. Strengthen the business climate to be more competitive through use of transparent and predictable regulations and efficient approval processes



# Discussion on mixed-use districts

# Parks and Open Space

- **PUBLIC PARK SUB-ZONE (POS-PP) formerly PL**

The Public Park sub-zone is intended to protect existing County owned or managed parks.
- **RECREATIONAL OPEN SPACE SUB-ZONE (POS-RO) ski area**

The Recreational Open Space sub-zone is intended to protect the County's recreational open space resources such as the Pajarito Mountain ski area designated for more active recreational use with limited recreation and tourism development such as recreational equipment rentals, souvenir shops, restaurants and bars.
- **ACTIVE OPEN SPACE SUB-ZONE (POS-AO) formerly W-2**

The Active Open Space sub-zone is intended to protect the natural character of the County's wilderness areas designated for use of active public recreation, use, and enjoyment with limited development such as campgrounds, skiing, athletic fields, and stables.
- **PASSIVE OPEN SPACE SUB-ZONE (POS-PO)**

The Passive Open Space sub-zone is intended to protect the natural and scenic character of the County's wilderness areas for use of passive public recreation, use, and enjoyment that have minimal effect on the land.

Adopted Comp Plan Policies  
Development Goal 4. Maintain and  
protect designated open space  
Land Use Policy 3. Control  
development in open space

# Discussion on parks and open space districts

# Planned Development Overlay

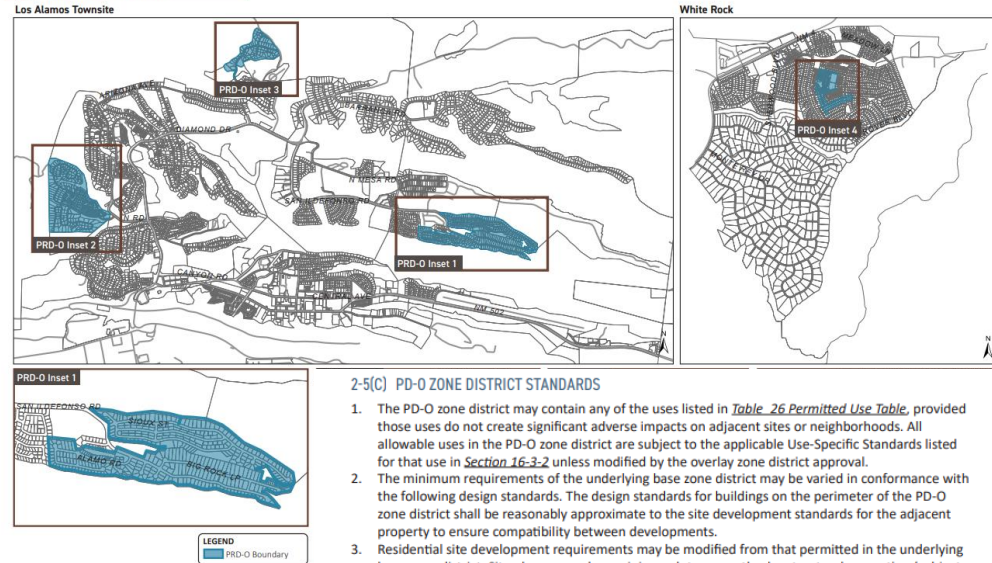
## No Substantial Changes:

- Intended to provide flexibility
- Can be used in combination with any base district
- Continues to allow modifications to dimensional standards, i.e. setbacks, height, lot coverage etc.
- Allow 20% parking reduction for mixed use / non-residential
- Caps commercial to 50% in multi-family districts

## Notable changes:

- Min acreage reduced to 1 acre to accommodate infill sites

2-5(A)(III) DESIGNATED PRD-O DISTRICTS



2-5(C) PD-O ZONE DISTRICT STANDARDS

1. The PD-O zone district may contain any of the uses listed in [Table 26 Permitted Use Table](#), provided those uses do not create significant adverse impacts on adjacent sites or neighborhoods. All allowable uses in the PD-O zone district are subject to the applicable Use-Specific Standards listed for that use in [Section 16-3-2](#) unless modified by the overlay zone district approval.
2. The minimum requirements of the underlying base zone district may be varied in conformance with the following design standards. The design standards for buildings on the perimeter of the PD-O zone district shall be reasonably approximate to the site development standards for the adjacent property to ensure compatibility between developments.
3. Residential site development requirements may be modified from that permitted in the underlying base zone district. Site plan may reduce minimum lot area, setbacks, structural separation (subject to New Mexico Building Code requirements), increased height, increased lot coverage, reduced street frontage, and reduced parking. Average density can be increased up to 25 percent and individual site development requirements may be modified up to 25 percent as a result of the changed site development requirements. In no case shall more than 5 percent of the site be used for commercial uses. The primary access of the commercial site must abut the streets designated for the highest traffic usage.
4. Mixed-use and non-residential site development requirements may be modified as follows:
  - A. Parking requirements may be modified to allow up to a 20 percent reduction in the amount of parking to be provided.
5. A PD-O zone district approval may not reduce requirements in [Section 16-4-5](#) designed to protect abutting properties from potential adverse impacts of development.
  - A. Residential site requirements for single-family dwellings and duplexes shall be as prescribed in the SFR-5 zone district, except that side setbacks of 0 feet are allowed.
6. Residential site requirements for multi-family dwelling shall be as prescribed in the MFR-M zone district. In no case shall more than 50 percent of the net building area be used for residential uses in the PO and GC underlying base zone districts.

# Historic Preservation Overlay

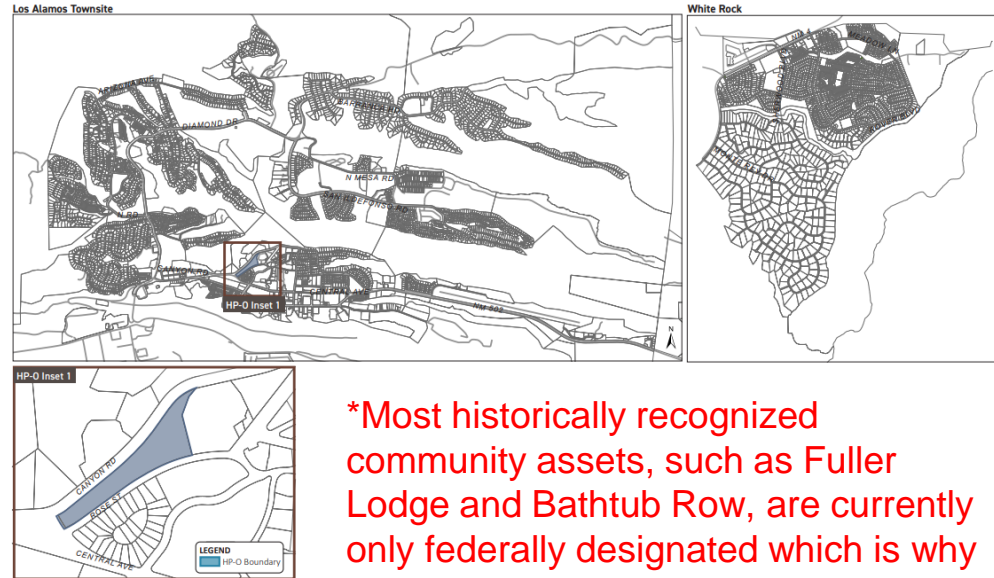
## No Substantial Changes:

- Requirements for Alteration Certificate
- Requirements for reasonable upkeep of historic assets
- Exemptions for ordinary maintenance / repair and construction of inferior structures

## Notable Changes:

- Clarified procedures for Alteration Certificate moved to Sec

2-50(IV) DESIGNATED HISTORIC PRESERVATION OVERLAYS



\*Most historically recognized community assets, such as Fuller Lodge and Bathtub Row, are currently only federally designated which is why they don't show up on one these maps, CDD is working on local designations

# Discussion on overlay districts

# Permitted Uses

## Use Updates

- Uses themselves are outdated and too specific
- The uses were updated to include contemporary uses currently demanded by the market
- Uses were consolidated into fewer, broader categories
- Uses tied to more general characteristics and impact rather than a very specific use
- Outdated uses were deleted

## Use Index Table

- Use Index Table does not include all zone districts and doesn't link to use specific standards
- Reorganize use to more clearly delineate residential, non-residential, and mixed-use districts and provide cross-references to any use-specific standards

# Use Updates – Use Consolidation

New Category	Existing Category
<p><b>Retail Sales</b> Uses involving the sale, lease, or rent of new or used goods directly to the final consumer for direct use but not for the purpose of resale; including but not limited to the sale of general merchandise, clothing and other apparel, building materials, hardware and similar consumer goods, or other retail sales not listed as a separate use in the Use Matrix.</p>	Building materials, retail
	Building materials, wholesale
	Retail businesses
	Gift and souvenir shops
	Hardware store



# Use Updates – Use Consolidation

New Category	Existing Category
<p><b>Light Manufacturing</b> Industrial operations relying on the assembly, fabricating, processing, repairing, servicing, storing, or wholesaling of goods or products, using parts previously developed from raw material <b><u>primarily conducted within an enclosed building....</u></b></p>	<p>Assembly, miscellaneous</p> <p>Metallurgical labs</p> <p>Dry cleaning plants</p> <p>Cabinet and carpenter shops</p>
<p><b>Heavy Manufacturing</b> Industrial operations relying on the assembly, fabrication, or processing of goods and materials using processes that may include outdoor activities and ordinarily have <b><u>greater impacts on the environment on the use and enjoyment of adjacent property...</u></b></p>	<p>Brick, tile cement or block, products and mfg.</p> <p>Asphalt and concrete batch plants</p> <p>Acid mfg. and storage</p> <p>Machine shops</p>

# Use Index Table

**P** = Permissive

**C** = Requires Conditional (Special) Use Permit

**A** = Accessory use

**T** = Temporary use

**Red** = Indicates new or changed entitlements

4. The Community Development Director may also determine that text amending Use-Specific Standards are necessary to reduce potential impacts to surrounding community. Development Code text amendments shall follow the procedure...

3-1(D) PERMITTED USE TABLE

**TABLE 26: PERMITTED USE TABLE**

PROPOSED ZONE DISTRICTS	POS-PP	POS-R	POS-A	POS-P	RA	RE	SFR	MHC	RM	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND	USE SPECIFIC	
	PL	W2	W2	W1	R-A	R-E	R-1	R4 R5 R6	R-M	R-3-L	R3H	R3H40	MU	New	DT5	PL	P-0 RD	C1 C2 C3	M1 M2		
<b>RESIDENTIAL USES</b>																					
Household Living	Dwellings, Single-family				P	P	P	P	P	P	P	P									
	Dwellings, Cottage development				C	C	C		P	P	P	P	P								
	Dwelling, Manufactured Home				P	P	P	P	P	P	P	P	P								
	Dwelling, Mobile Home							P													
	Dwelling, Duplex								P	P	P	P	P	P							
	Dwelling, Triplex									P	P	P	P	P	P						
	Dwelling, Fourplex									P	P	P	P	P	P						
	Dwelling, Townhouse									P	P	P	P	P	P	P					
	Dwelling, Live/Work									C	C	P	P	P	P	P					
	Dwelling, Co-Housing Development <sup>1</sup>									P	P	P	P	P	P	P					
Congregate Living	Dwelling, Multiple-Family									P	P	P	P	P	P						
	Assisted Care Facility <sup>2</sup>									C	C	P	P	P	P			C			
	Dormitory								C	C	C	P	P	P	P	C		C			
	Group Care Facility <sup>3</sup>					P	P	P	P	P	P	P	P	P	P						
					P	P	P	P	P	P	P	P	P	P							

**NEW**

<sup>1</sup> New use  
<sup>2</sup> Includes Assisted Living, Nursing Homes and Continuum Care facilities

# Use Table - Residential Districts

## No Substantial Changes:

- Single-Family Residential Permissions

## Notable changes:

- Introduced a larger variety of residential uses, particularly in mixed-use areas
- Revise to allow Religious Institutions and Schools in RM
- Revise to allow daycare homes as accessory use to match State regulations

### Comp Plan

#### Housing, Economic Vitality Policies

1. Promote expanding the housing supply to meet the demand from employment growth and support economic diversification,
2. Promote housing for seniors, students, and the workforce to support retention of spending and tax generation in the community, and
3. Promote the development of affordable and workforce housing

**TABLE 26: PERMITTED USE TABLE**

PROPOSED ZONE DISTRICTS	POS-PP	POS-R	POS-A	POS-P	RA	RE	SFR	MHC	RM	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND
	PL	W2	W2	W1	R-A	R-E	R-1	R4 R5 R6	R-M	R-3-L	R3H	R3H40	MU	New	DT5	PL	P-0 RD	C1 C2 C3	M1 M2
<b>RESIDENTIAL USES</b>																			
Dwellings, Single-family					P	P	P	P	P	P	P	P							
Dwellings, Cottage development					C	C	C		P	P	P	P	P						
Dwelling, Manufactured Home					P	P	P	P	P	P	P	P							
Dwelling, Mobile Home								P											
Dwelling, Duplex									P	P	P	P	P	P					
Dwelling, Triplex									P	P	P	P	P	P					
Dwelling, Fourplex									P	P	P	P	P	P					
Dwelling, Townhouse									P	P	P	P	P	P	P				
Dwelling, Live/Work									C	C	P	P	P	P	P				
Dwelling, Co-Housing Development <sup>1</sup>									P	P	P	P	P	P	P				
Dwelling, Multiple-Family										P	P	P	P	P	P				
Assisted Care Facility <sup>2</sup>										C	C	P	P	P	P			C	
Dormitory									C	C	C	P	P	P	P	C		C	
Group Care Facility <sup>3</sup>					P	P	P	P	P	P	P	P	P	P	P				
Group Residential Facility					P	P	P	P	P	P	P	P	P	P	P				

**NEW**

# Use Table – Non-Residential

## No Substantial Changes:

- Retained existing permissions

## Notable changes:

- Expanded low intensity industrial uses (such as light manufacturing) to be conditional uses in GC zone
- Expanded appropriate entertainment, recreation, and retail uses to be conditional in IND zone

TABLE 26: PERMITTED USE TABLE

PROPOSED ZONE DISTRICTS	EXISTING ZONE DISTRICTS																	USE SPECIFIC						
	POS-PP	POS-R	POS-A	POS-P	RA	RE	R-E	R-S	MHC	RM	MFR-L	MFR-M	MFR-H	MU	DTLA	INS	P-O		RD	GC	MI	MZ	IND	
<b>Public, Institutional, and Civic Uses</b>																								
Art Gallery, Museum, or Library																								
Cemetery	P																							
Funeral Home or Mortuary																								
Institutional and Civic Buildings <sup>1</sup>	P	P																						
Hospital																								
Medical Or Dental Clinic <sup>5</sup>																								
Private Club or Lodge																								
Religious Institution <sup>4</sup>																								
School, Private																								
School, Public																								
<b>COMMERCIAL USES</b>																								
Fish Hatchery																								
Community Garden <sup>7</sup>																								
Plant Nursery or Greenhouse																								
Greenhouse For Cannabis Cultivation																								
Adult Entertainment <sup>8</sup>																								
Golf Course or Country Club <sup>9</sup>	P	C																						
Indoor Entertainment Facility <sup>10</sup>	P	C																						
Outdoor Recreation Facility <sup>11</sup>	P	C																						
Park or Playground	P	P																						
Sports Field <sup>12</sup>	P	P																						
Equestrian Facilities	P	P																						
Bed and Breakfast <sup>13</sup>																								
Campground or RV Park	P	P																						
Hotel or Motel																								
Bar, Lounge, or Tavern	C																							
Microbrewery, Distillery, or Winery <sup>14</sup>	C																							
Restaurant																								
Office, Business or Professional <sup>15</sup>																								
Laboratory																								
Research and Development <sup>16</sup>																								
Financial Institution <sup>17</sup>																								



TABLE 26: PERMITTED USE TABLE

PROPOSED ZONE DISTRICTS	EXISTING ZONE DISTRICTS																	USE SPECIFIC						
	POS-PP	POS-R	POS-A	POS-P	RA	RE	R-E	R-S	MHC	RM	MFR-L	MFR-M	MFR-H	MU	DTLA	INS	P-O		RD	GC	MI	MZ	IND	
<b>Retail Sales and Service</b>																								
Adult Retail <sup>18</sup>																								
Retail Sales <sup>19</sup>	AC																							
Cannabis Retail <sup>20</sup>																								
Contractor Facility or Yard																								
Daycare Center <sup>21</sup>	AC																							
Fitness Center <sup>22</sup>																								
Liquor Retail <sup>23</sup>																								
Nicotine Retail <sup>24</sup>																								
Meeting, Banquet, or Event Facility																								
Mobile Home Sales																								
Personal Services <sup>25</sup>																								
Kennel																								
Self-Service Storage Facility																								
Veterinary Hospital																								
Ambulance Services																								
Light Vehicle and Equipment Sales, Rental, And Repair <sup>26</sup>																								
Heavy Vehicle and Equipment Sales, Rental and Repair <sup>27</sup>																								
Vehicle Fuel Sales																								
Vehicle Storage <sup>28</sup>																								
Vehicle Wash																								
Airport																								
Heliport																								
Parking Facility																								
Transit Terminal or Station																								
Truck Terminal																								
<b>INDUSTRIAL USES</b>																								
Above-Ground Storage of Fuels																								
Artisan Manufacturing																								
Light Manufacturing <sup>29</sup>																								
Heavy Manufacturing <sup>30</sup>																								
Special Manufacturing <sup>31</sup>																								
Cannabis Cultivation or Manufacturing Facility <sup>32</sup>																								
Distribution, Warehouse, or Wholesale Facility																								

# Use Table – Mixed-Use

## No Substantial Changes:

- Retained existing permissions

## Notable changes:

- Introduced a larger variety of residential uses, particularly affordable / workforce housing, senior housing
- Revised to allow Nicotine sales

	TABLE 26: PERMITTED USE TABLE																				
	PROPOSED ZONE DISTRICTS	POS-PP	POS-R	POS-A	POS-P	RA	RE	SFR	MHC	RM	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND	USE SPECIFIC
EXISTING ZONE DISTRICTS	PL	W2	W2	W1	R-A	R-E	R-1	R4 R5 R6	R-M	R-3-L	R3H	R3H40	MU	New	DTs	PL	P-0 RD	C1 C2 C3	M1 M2		
<b>INSTITUTIONAL USES</b>																					
Art Gallery, Museum, or Library														P	P	P	P	P	P		
Cemetery	P																P		P		
Funeral Home or Mortuary														P	P	P			P	C	
Institutional and Civic Buildings <sup>4</sup>	P	P												P	P	P	P	P	P		
Hospital															P	P	P		C	C	
Medical Or Dental Clinic <sup>5</sup>														P	P	P	P	P	P		
Private Club or Lodge														P	P	P		C	P	C	
Religious Institution <sup>6</sup>																					
School, Private																					
School, Public																					
<b>COMMERCIAL USES</b>																					
Fish Hatchery				P																	
Community Garden <sup>7</sup>				P																	
Plant Nursery or Greenhouse																					
Greenhouse For Cannabis Cultivation																					
Ambulance Services																	P	P		P	P
Light Vehicle and Equipment Sales, Rental, And Repair <sup>26</sup>																			P	P	P
Heavy Vehicle and Equipment Sales, Rental and Repair <sup>27</sup>																				C	P
Vehicle Fuel Sales																					P
Vehicle Storage <sup>28</sup>																				C	P

# Use Table – Accessory / Temporary

## No Substantial Changes:

- Accessory structures
- Home occupations
- Home businesses

## Notable changes:

- Potentially expands ADU permissions
- Allows accessory greenhouses in residential districts
- Clarifies daycare homes as accessory uses
- Allows constructing staging area, trailer, and offices as temporary
- Allows temporary dwellings in residential districts
- Adds open air markets and mobile vending as temporary uses

TABLE 26: PERMITTED USE TABLE

PROPOSED ZONE DISTRICTS	POD-PP	POD-R	W2	POD-A	W1	POD-P	RA	RE	R-1	SFR	MHC	R-M	RM -1	R-M-2	R-M-1	MFR-L	MFR-M	MFR-M	MFR-H	MU	New	WRTC	DTLA	PL	PO RD	PO	GC	C1	C2	C3	IND	USE SPECIFIC				
EXISTING ZONE DISTRICTS	PL	W2	W1	RA	RE	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	R-16	R-17	R-18	R-19	R-20	R-21	R-22	R-23	R-24	R-25	R-26	R-27	R-28			
<b>ACCESSORY USES</b>																																				
Accessory Dwelling Unit														P	P																		3-2(D)(I)			
Accessory Structure				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											3-2(D)(II)		
Caretaker Unit	P	P																A	A	A	A	A	A											3-2(D)(III)		
Daycare Facility <sup>34</sup>					C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C												3-2(D)(IV)		
Daycare Home					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A												3-2(D)(V)		
Greenhouse <sup>35</sup>			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									A	A		3-2(D)(VI)		
Hay Or Feed Storage					A																											P				
Home Business					C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A													3-2(D)(VII)	
Home Occupation					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A													3-2(D)(VIII)	
Livestock Husbandry					A																														3-2(D)(IX)	
Outdoor Dining																																			3-2(D)(XIV)	
Outdoor Storage																																			3-2(D)(X)	
Recreational Vehicle Storage					A	A	A							A																					3-2(D)(XI)	
Residential Community Amenity <sup>36</sup>					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A													3-2(D)(XII)	
Microwave Dish <sup>37</sup>																																			3-2(D)(XIII)	
Satellite Dish Antenna					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3-2(D)(XIII)	
Solar Collection System					A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3-2(D)(XVI)	
Swimming Pool			A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A													3-2(D)(XVII)
Mobile vending	T	T																																	3-2(E)(VII)	
Mobile food vending	T	T																																	3-2(E)(VII)	
Parklet																																				3-2(E)(VIII)
Real estate office or model home								T	T	T	T	T	T	T	T	T	T	T	T	T	T	T														3-2(E)(IX)
Seasonal outdoor sales																																				3-2(E)(IX)
Special event	T	T						T	T	T	T	T	T	T	T	T	T	T	T	T	T	T														3-2(E)(XI)
Temporary storage <sup>38</sup>								T	T	T	T	T	T	T	T	T	T	T	T	T	T	T														3-2(E)(XII)

# Discussion on permitted uses

# Use Updates – Use-Specific Standards

Uses that generally create “nuisances”, i.e. have direct impacts on surrounding properties, are regulated through use-specific standards.

Examples include:

- Cannabis sales / manufacturing
- Nicotine / Alcohol sales
- Vehicle fueling stations, e.g. gas station
- Heavy Manufacturing, i.e. those that operate outside of a building



# Use-Specific Standards

## Existing Use Regulations

### Development Standards

- Sec. 16-271. Fences, hedges and gates
- Sec. 16-272. Yards
- Sec. 16-273. Accessory buildings and structures
- Sec. 16-274. Height of structures
- Sec. 16-275. Swimming pools
- Sec. 16-276. Outdoor lighting
- Sec. 16-277. Home occupations
- Sec. 16-278. Temporary uses
- Sec. 16-279. Solar energy collection system
- Sec. 16-280. Recreational vehicles and equipment
- Sec. 16-281. Inoperable vehicles
- Sec. 16-282. Day care
- Sec. 16-283. Satellite dish antenna
- Sec. 16-285. Aesthetic considerations; exposed foundations
- Sec. 16-286. Group homes
- Sec. 16-287. Cannabis cultivation and manufacturing
- Sec. 16-288. Cannabis retail

## Proposed Use Standards

2-7(A) Residential Uses .....	2-7(D) Accessory Uses .....
3-2(A)(I) Dwelling, Cottage Development .....	3-2(D)(I) Accessory Dwelling Units .....
3-2(A)(II) Dwelling, townhouse .....	3-2(D)(II) Accessory Structures .....
3-2(A)(III) Dwelling, live/work .....	3-2(D)(III) Caretaker's unit .....
3-2(A)(IV) Dwelling, co-housing development .....	3-2(D)(IV) Daycare home .....
3-2(A)(V) Dwelling, multiple-family .....	3-2(D)(V) Greenhouse .....
3-2(A)(VI) Assisted Care Facility .....	3-2(D)(VI) Home business .....
3-2(A)(VII) Group Care Facility .....	3-2(D)(VII) Home occupations .....
3-2(A)(VIII) Group Residential Facility .....	3-2(D)(VIII) Livestock husbandry .....
2-7(B) Commercial Uses .....	3-2(D)(IX) Outdoor Storage, Accessory .....
3-2(B)(I) Adult Entertainment or Adult Retail .....	3-2(D)(X) Recreational Vehicle Storage .....
3-2(B)(II) Bed and Breakfast .....	3-2(D)(XI) Residential community amenity .....
3-2(B)(III) Campground or Recreational Vehicle Park .....	3-2(D)(XII) Microwave & Satellite dish antennas .....
3-2(B)(IV) Short-Term Rental .....	3-2(D)(XIII) Outdoor Dining .....
3-2(B)(V) Laboratories .....	3-2(D)(XIV) Solar Collection Systems .....
3-2(B)(VI) Research and Development .....	3-2(D)(XV) Swimming pools .....
3-2(B)(VII) Cannabis Retail .....	2-7(E) Temporary Uses .....
3-2(B)(VIII) Daycare Center .....	3-2(E)(I) Construction staging area, trailer, or office ....
3-2(B)(IX) Nicotine Retail .....	3-2(E)(II) Dwelling Unit, Temporary .....
3-2(B)(X) Kennel .....	3-2(E)(III) Fair, carnival, circus .....
3-2(B)(XI) Light Vehicle and Equipment Sales, Rental, and Repair .....	3-2(E)(IV) Garage or Yard Sale .....
3-2(B)(XII) Heavy Vehicle and Equipment Sales, Rental, and Repair .....	3-2(E)(V) Mobile Vending .....
3-2(B)(XIII) Outdoor Vehicle Storage .....	3-2(E)(VI) Mobile Food Vending .....
3-2(B)(XX) Vehicle Fueling Station .....	3-2(E)(VII) Parklets .....
2-7(C) Industrial Uses .....	3-2(E)(VIII) Real Estate Office .....
3-2(C)(I) Artisan Manufacturing .....	3-2(E)(IX) Seasonal Outdoor Sales .....
3-2(C)(II) Light Manufacturing .....	3-2(E)(X) Special Event .....
3-2(C)(III) Heavy Manufacturing .....	3-2(E)(XI) Temporary Storage .....
3-2(C)(IV) Cannabis Cultivation & Manufacturing .....	
3-2(C)(V) Natural Resource Extraction .....	
3-2(C)(VI) Recycling Station .....	
3-2(C)(VII) Salvage Yard .....	
3-2(C)(VIII) Wireless Telecommunications Facility .....	

# Residential Use Standards

- Minimum usable open space requirements for townhouses, multi-family
- Requirements to meet applicable local, State, and Federal regulations and licensing for congregate living facilities, i.e. nursing facilities, group homes etc.
- In any Residential district, Group Care / Residential Facilities shall appear outwardly to be compatible with other dwellings in the neighborhood.

2-7(A)	Residential Uses .....	
3-2(A)(I)	Dwelling, Cottage Development .....	
3-2(A)(II)	Dwelling, townhouse .....	
3-2(A)(III)	Dwelling, live/work .....	
3-2(A)(IV)	Dwelling, co-housing development .....	
3-2(A)(V)	Dwelling, multiple-family .....	
3-2(A)(VI)	Assisted Care Facility .....	
3-2(A)(VII)	Group Care Facility .....	
3-2(A)(VIII)	Group Residential Facility .....	

# Residential Use Standards

- Standards to address unique housing types including cottage, co-housing, and live/work units

## 3-2(A)(I) COTTAGE DEVELOPMENT USE SPECIFIC STANDARD

---

1. The minimum lot size for a cottage development is 1 acre.
2. Underlying zone district lot and setback requirements shall apply to the project site boundaries as a whole, but not to individual cottage dwellings.
- 2.3. Cottage housing developments shall not exceed underlying lot coverage standards for the respective zone district outlined in Table X: Dimensional Standards to maintain neighborhood character.
- 3.4. A minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space.
5. The development may contain shared indoor community space for all residents to use for activities, cooking, and/or dining.
6. The gross floor area of each cottage shall not exceed 800 sf.

## 3-2(A)(IV) CO-HOUSING DEVELOPMENT USE SPECIFIC STANDARD

---

1. This use may provide shared kitchen if kitchens are not provided in each dwelling unit.
2. This use may contain shared indoor community space for all residents to use.
- 2.3. Co-housing developments shall not exceed underlying lot coverage standards for the respective zone district outlined in Table X: Dimensional Standards to maintain neighborhood character.
- 3.4. A minimum common open space of 10 percent of the total site area shall be designated and permanently reserved as usable common open space.

# Non-Residential Use Standards

Commercial Uses Use Specific Standards												
Use Specific Standard	Adult Entertainment or Retail	Bed and Breakfast	Campground or RV Park	Laboratories	Research and Development	Cannabis Retail	Daycare Center	Nicotine Retail	Kennel	Light Vehicle and Equipment Sales, Rental, And Repair	Heavy Vehicle and Equipment Sales, Rental, And Repair	Vehicle Storage
Compliance with State and Federal Regulations and Licensing	X					X	X	X				
Prohibited within 300 feet of any Residential districts, School, or Daycare Center	X					X		X	X		X	
Requires a Conditional Use Permit if in a specified location (within 500 feet of another establishment of the same use, with DTLA or WRTC, etc)	X			X		X		X		X		
Requires a Conditional Use Permit							X					
Architectural Design		X					X					
Operating Hours						X	X	X				
Screening										X	X	X
Other Use Standards		X	X		X	X	X			X	X	X

# Non-Residential Use Standards

Industrial Uses Use Specific Standards									
Use Specific Standard	Artisan Manufacturing	Light Manufacturing	Heavy Manufacturing	Special Manufacturing	Cannabis Cultivation & Manufacturing Facility	Natural Resource Extraction	Recycling Station	Salvage Yard	Wireless Telecommunication Facility
Compliance with State and Federal Regulations and Licensing				X	X	X			X
Prohibited within 300 feet of any Residential districts, School, or Daycare Center			X		X	X		X	
Screening	X	X	X		X	X		X	X
Other Use Standards	X	X	X		X		X		X

## Other standards include items like:

- Artisan & Light Manufacturing are required to be conducted within a fully enclosed building
- Incidental Outdoor Storage is allowed, provided it is compliant with the standards of Section 3-2(D)(X) which requires...
- Impactful uses such as Natural Resource Extraction of Salvage yard to read shall required to provide a Type C buffer (25' and vegetative screen) from neighborhood protection buffer when adjacent to any non-industrial use

# Non-Residential Use Standards – Required Guidance

**Use standards require mitigation of more impactful uses from residential districts or from other similar impactful uses such as:**

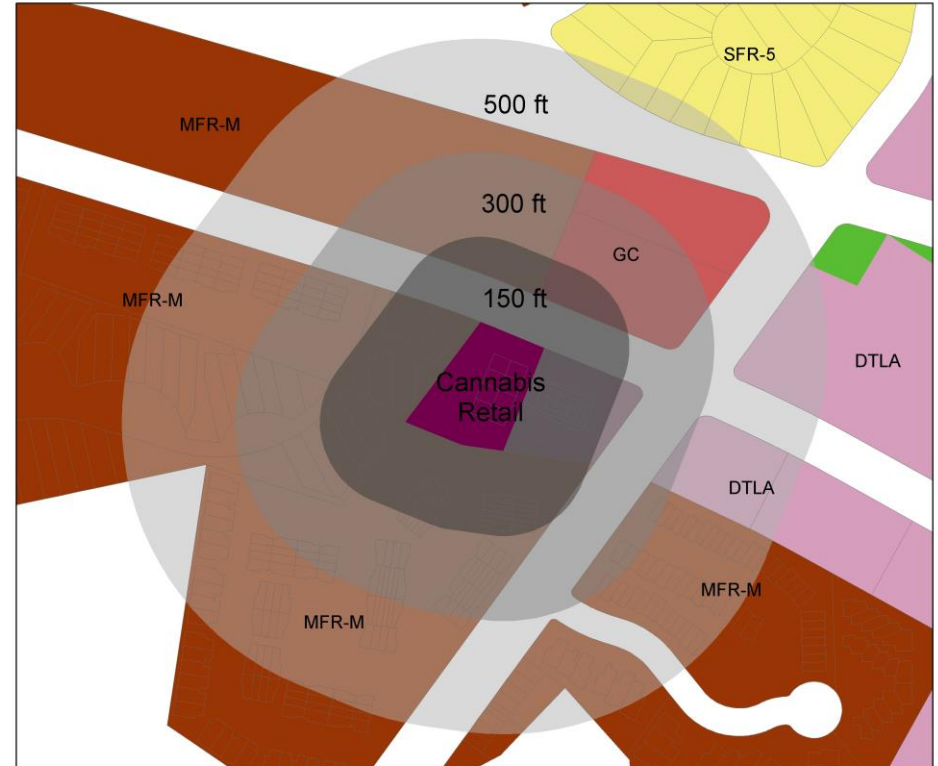
- Requiring impactful uses, i.e., nicotine, liquor, or cannabis sales to obtain a Conditional Use Permit if within 300 feet of any residential district, school or daycare or within 500 feet of similar establishment
- Requiring Conditional Use Permit for vehicle fueling stations (i.e. gas stations) when directly abutting a single-family residential zone district (SFR)
- Prohibiting Heavy Industrial within 500 feet of any residential district, school or daycare

# Non-Residential Use-Specific Standards

## Cannabis Retail Example

### 3-2(B)(VII) CANNABIS RETAIL

1. This use must comply with all applicable local and State regulations and licensing.
2. No cannabis retail establishment shall be licensed if located within 300 feet of a School or Daycare Center.
3. No cannabis retail establishment shall be licensed if within 300 feet of another cannabis retail establishment.
4. It shall be unlawful for any cannabis retail establishment licensed pursuant to this Development Code to remain open to the public at any time other than between the hours of 7:00 a.m. and 12:00 a.m. daily.
5. Cannabis retail establishments shall not be permitted to have indoor or outdoor designated vaping or smoking areas as defined in Section 18-31 of Chapter 18 the County Code of Ordinances.

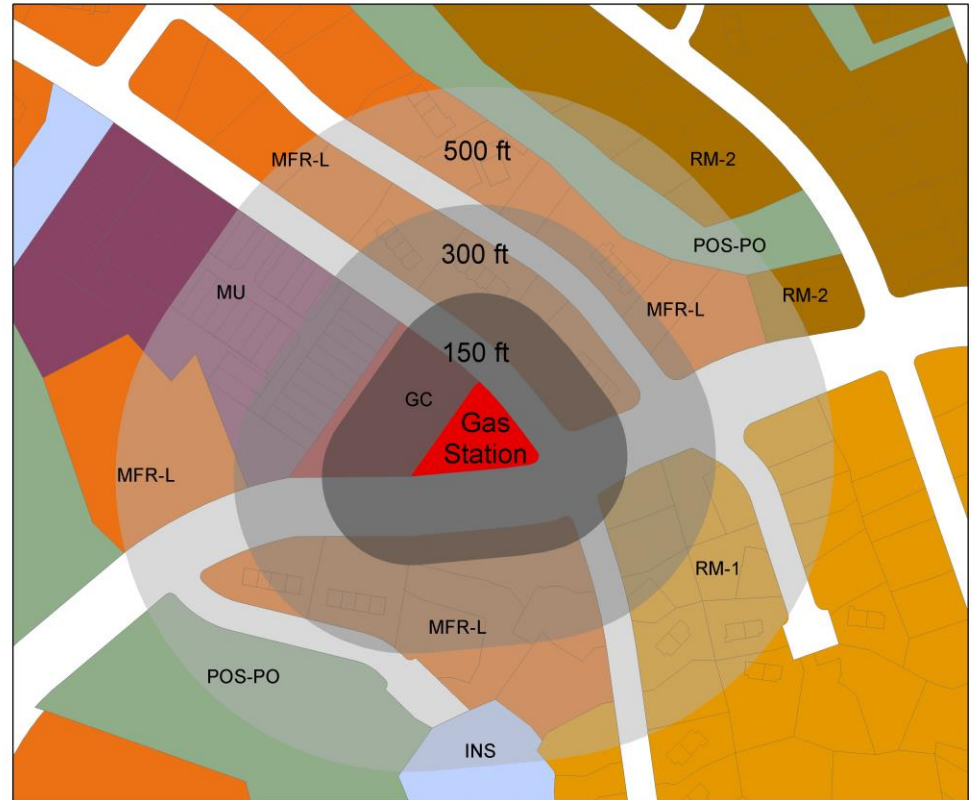


# Non-Residential Use Specific Standards

## Gas Station with Nicotine Retail Example

### 3-2(B)(IX) NICOTINE RETAIL

1. This use must comply with all applicable local and State regulations.
2. No Nicotine Retail establishment shall be allowed if located within 300 feet of any Residential zone district, a School, or Daycare Center.
3. This use shall require a Conditional Use Permit pursuant to [Section 5-3\(B\)\(III\)](#) if within 500 feet of another Nicotine Retail establishment.
4. It shall be unlawful for any Cannabis Retail establishment licensed pursuant to this Development Code to remain open to the public at any time other than between the hours of 8:00 a.m. and 10:00 p.m. daily.



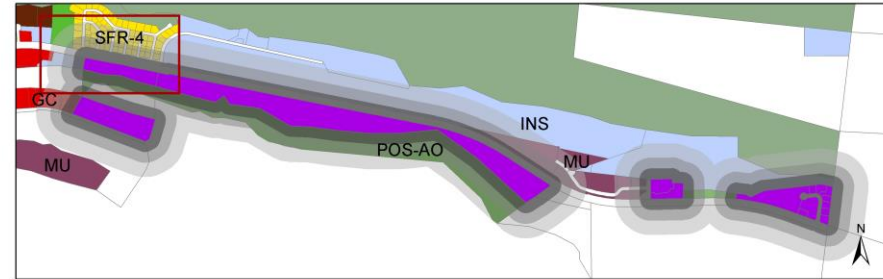


# Non-Residential Use Specific Standards

## Heaving Industrial Example

### 3-2(C)(III) HEAVY MANUFACTURING

1. This use may be conducted outside of a building, provided it complies with all applicable standards of [Section 4-4\(E\)](#).
2. This use is prohibited within 500 feet of any Residential zone district, School or Daycare Center.
3. Incidental Outdoor Storage is allowed, provided it is compliant with the standards of [Section 3-2\(D\)\(X\)](#).



# Non-Residential Use-Specific Standards – Required Guidance

- **Alternative 1:** Remove these requirements and rely on neighborhood protection buffers to the right.
- **Alternative 2:** Reduce widths to 150 feet from RA, RE, SFR and 300 (1 block) feet to similar impactful uses.
- **Alternative 3:** Retain language in the current draft

**TABLE 36: REQUIRED LANDSCAPE BUFFERS**

DEVELOPMENT TYPE	ADJACENT TO	REQUIRED BUFFER
MFR-L, MFR-M, MHC	RA, RE, SFR or RM	Type A Buffer
MFR-H, MU, WRTC, DTLA, GC, PO, INS	RA, RE, SFR or RM	Type B Buffer
IND	Any non-industrial	Type C Buffer

**TABLE 37: MINIMUM LANDSCAPE BUFFER REQUIREMENTS**

BUFFER TYPE	MINIMUM WIDTH	TYPE AND AMOUNT	WALL, FENCE, OR BERM	REQUIRED OPACITY
Type A	10 feet min.	2 trees- deciduous or evergreen- for every 100 linear feet 12 shrubs for every 100 linear feet	Not required	Semi-opaque, defined as having only seasonal horizontal openings not exceeding 25% of the total buffer length from the ground to a height of 6 feet within 2 years of planting
Type B	20 feet min.	1 deciduous trees for every 100 linear feet 2 evergreen trees for every 100 linear feet 24 shrubs for every 100 linear feet, 60% of which shall be evergreen	Required wall, fence or berm ≥6 feet	Semi-opaque, defined as having only seasonal horizontal openings not exceeding 10% of the total buffer length from the ground to a height of 6 feet within 2 years of planting
Type C	25 feet min.	4 deciduous trees for every 100 linear feet 4 evergreen trees for every 100 linear feet 36 shrubs for every 100 linear feet, 60% of which shall be evergreen	Required wall, fence, or berm ≥8 feet	Completely opaque defined as having no horizontal openings from the ground to a height of 8 feet within 2 years of planting

# Discussion on use standards

# Accessory Use-Specific Standards

## No Substantial Changes:

- Accessory structures
- Caretaker’s unit
- Livestock husbandry
- Recreational vehicle storage
- Satellite
- Solar
- Swimming pools

## Notable changes:

- Clarifies home business, home occupation and daycare home
- Outdoor storage
- Adds greenhouse, residential community amenity, outdoor dining
- Accessory Dwelling Units, potentially based on alternatives discussed today

2-7(D) Accessory Uses.....

3-2(D)(I) Accessory Dwelling Units .....

3-2(D)(II) Accessory Structures .....

3-2(D)(III) Caretaker’s unit .....

3-2(D)(IV) Daycare home .....

3-2(D)(V) Greenhouse.....

3-2(D)(VI) Home business .....

3-2(D)(VII) Home occupations .....

3-2(D)(VIII) Livestock husbandry.....

3-2(D)(IX) Outdoor Storage, Accessory.....

3-2(D)(X) Recreational Vehicle Storage .....

3-2(D)(XI) Residential community amenity .....

3-2(D)(XII) Microwave & Satellite dish antennas .....

3-2(D)(XIII) Outdoor Dining.....

3-2(D)(XIV) Solar Collection Systems .....

3-2(D)(XV) Swimming pools .....

# Temporary Use-Specific Standards

- Generally restricted uses to 30-90 calendar days
- Require temporary use permits

## No Substantial Changes:

- Fair, carnival, circus
- Construction staging area, trailer, or office
- Temporary dwelling unit

## Notable changes:

- Added mobile vending, parklets, and film productions
- Clarified seasonal outdoor sales

2-7(E)	Temporary Uses .....	
3-2(E)(I)	Construction staging area, trailer, or office....	
3-2(E)(II)	Dwelling Unit, Temporary.....	
3-2(E)(III)	Fair, carnival, circus.....	
3-2(E)(IV)	Garage or Yard Sale.....	
3-2(E)(V)	Mobile Vending.....	
3-2(E)(VI)	Mobile Food Vending.....	
3-2(E)(VII)	Parklets.....	
3-2(E)(VIII)	Real Estate Office.....	
3-2(E)(IX)	Seasonal Outdoor Sales.....	
3-2(E)(X)	Special Event.....	
3-2(E)(XI)	Temporary Storage .....	

# Use-Specific Standards – Wireless Telecommunication Facilities

- No existing standards
- Standards enable the County to review facilities as allowed by State and Federal Law

## Federal Legislation

- 1996 Telecommunications Act
- Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012
- FCC Declaratory Ruling 09-99
- FCC Report and Order 14-153

# Use Specific Standards – Wireless Telecommunication Facilities

Standards based on guidance from State / Federal Legislation

Small  
Wireless  
Facilities



Wireless  
Telecommunication  
Facilities

# Use-Specific Standards – Wireless Telecommunication Facilities

**TABLE 26: PERMITTED USE TABLE**

	PROPOSED ZONE DISTRICTS	POS-PP	POS-R	POS-A	POS-P	RA	RE	SFR	MHC	RM	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND	
		PL	W2	W2	W1	R-A	R-E	R-1	R4 R5 R6	R-M	R-3-L	R3H	R3H40	MU	New	DTs	PL	P-0 RD	C1 C2 C3	M1 M2	
Natural Resource Extraction																					C
	Outdoor Storage													C	C	C	C	C	P	P	
Utilities & Communications	Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	
	Radio And TV, Studio or Station													P	P	P	P	P	P	P	
	Recycling Station												C	C	C	C	P	C	C	P	
	Salvage Yard																				C
	Transfer Station																P				C
	Small Wireless Telecommunication Facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	Wireless Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P

**NEW**



# Use-Specific Standards – Wireless Telecommunication Facilities

## Small Wireless Facilities

- Permits reviewed and approved administratively
- Size defined by FCC
- Reserves right to impose design, aesthetic, spacing, placement, and construction standards.
- Allows denial of permits in Historic Districts
- Allows attachment to utility poles in ROW

5-1(A)(I) Small Wireless Facilities Use Specific Standard.....2

    1-1(A)(I)(1)(a) Applicability.....2

    1-1(A)(I)(1)(b) Decorative Poles.....2

    1-1(A)(I)(1)(c) Historic Districts.....2

    1-1(A)(I)(1)(d) Removal, Relocation, or modification of small wireless facilities in the ROW 2

    1-1(A)(I)(1)(e) Attachment to County Utility Poles in the ROW.....3

# Use-Specific Standards – Wireless Telecommunication Facilities

- Collocation encouraged
- Prioritize locating in IND and GC Zone Districts, then other nonresidential districts, then residential zone districts
- Concealed by using concealment technology and building materials, colors, and textures designed to blend with the structures and to harmonize with the natural surroundings.
- Not exceed 15 ft above the maximum height of the underlying zone district
- Screened by a wall and landscaping
- 1,000 ft separation
- No lighting or signage unless required by Federal law

5-1(A)(l)	Wireless Telecommunication Facilities Use Specific Standard.....
1-1(A)(l)(1)(a)	Collocations and Public Utility Collocation .....
1-1(A)(l)(1)(b)	Location .....
1-1(A)(l)(1)(c)	Concealment Required.....
1-1(A)(l)(1)(d)	Height.....
1-1(A)(l)(1)(e)	Setbacks and Separation.....
1-1(A)(l)(1)(f)	Landscaping and Screening.....
1-1(A)(l)(1)(g)	Lighting .....
1-1(A)(l)(1)(h)	Signage.....
1-1(A)(l)(1)(i)	Abandonment.....

# WTF – Steering Committee Discussion Overview / Council Guidance

- Steering Committee was in general agreement with these standards
- Discussion to determine if Council is in general agreement with the standards as presented

# Discussion on wireless telecommunication facilities

# Use-Specific Standards – Accessory Dwelling Units

**Many cities and counties permit ADUs in one or more single-family zoning districts by right, subject to use-specific standards.**

## Common NBP

- Permitted use permissions
- Max unit size
- Dimensional standards
- Off-street parking

## Other code considerations

- Owner-occupancy
- Architectural consistency standards
- Rental requirements
- Separate utility connection

## Progressive Codes

- Allowing more than 1 or removing limits
- Allow reduced setbacks
- Removal of max sizes, provided they are smaller than primary dwelling

# Precedent Code Research

## ADU Precedent Code Research

Topic	Santa Fe, NM	Albuquerque, NM	Denver, CO	Durango, CO	Summit County, CO	Boulder, CO	Mesa, AZ	Port Aransas, TX
Permissions	Permissive in all residential and commercial zone districts	Permissive in specific historic residential / commercial zone districts, Conditional in specific overlay zones	Permissive in districts that allow single-family residences	Permissive in all residential zones and one mixed use zone	Permissive in all residential districts	Conditional in low and mixed density residential districts	Permissive in districts that allow single-family residences	Permissive in districts that allow single-family residences
ADU permissive with attached dwelling units (townhomes/duplexes)	X	X			X	X		X
1 ADU per lot	X	X	X	X	X	X		X
Size	X	X		X	X	X	X	X
Owner Occupancy	X		X	X		X		
Comply with setbacks of underlying zone	X	X	X	X	X	X	X	X
Height different from underlying zoning				X	Separate height requirement for detached	Separate height requirement for detached		
Architectural controls	X		X	X	X		X	
Parking	X	X	X	X	X	X		X
Utilities	X				X		X	
Renting	X			X	X	X		X
Subdivision	X							X
Required Open Space						X		



# Local ADUs Analysis

- Analyzed the total buildable area that remains on a lot, i.e. the total parcel square footage minus the existing building square footage
- Analyzed where lots could still accommodate building square footage within the maximum allowed lot coverage
- Of those parcels under max allowed coverage, added building separation buffers of 10' and buffered setbacks

*\*Did not compute multi-family lots, the intent in ADU permissions on these lots is to allow appropriate design transitions. We don't anticipate that the highest and best use of these lots will facilitate their development as ADUs*

# Existing Entitlements / Alternatives

## Alternative 1: RM and MFR-L

Permissively allowed on lots with single-family detached uses within North Community and similar sub-zones districts

**Alternative 1:** Permissively allowed on all lots within RM and MFR-L districts

541 total parcels, a total of 223 are eligible for ADUs under lot coverage, **supplemental analysis indicated 137, or 61% of those 223, were feasible for ADU.**

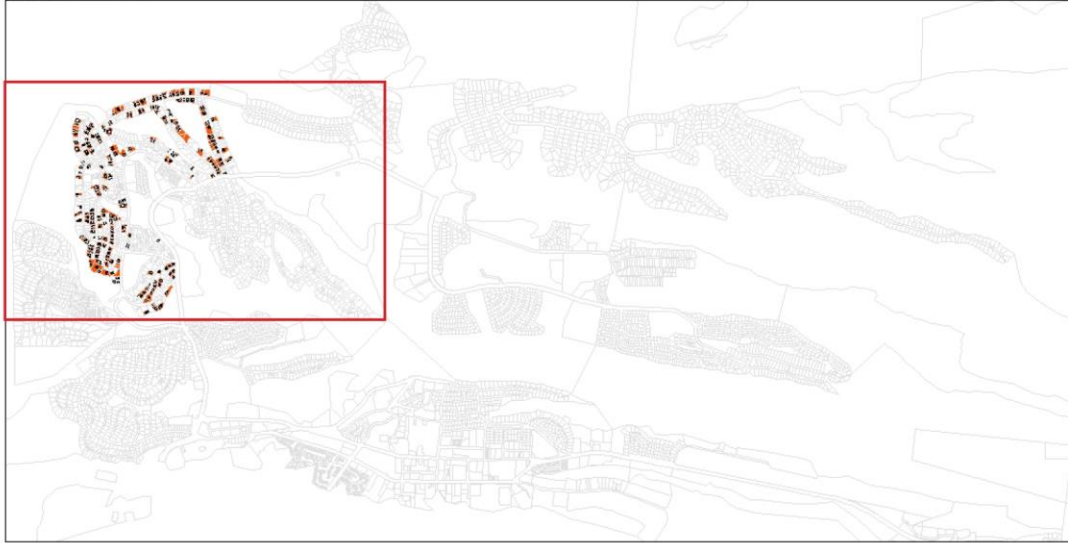
Table 3 1: Permitted Use Table; Existing Entitlements

Proposed Zone Districts	OS-PP	OS-R	OS-A	OSP	RA	RE	SFR	MHC	MR	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND		
Existing Zone Districts	PL	W2	W2	W1	R-A	R-E	R-1	R4_R5_R6	R-M_R-M-NC	R-3-L_R-3-L-NC	R3H	R3H40	MU	New	DTs	PL	P-0_RD	C1_C2_C3	M1_M2	Use Specific Standards	
Accessory Uses																					
Accessory Dwelling									P	P											3-2(D)



# Existing: RM and MFR-L, single-family only

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White Rock



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Development Code Update

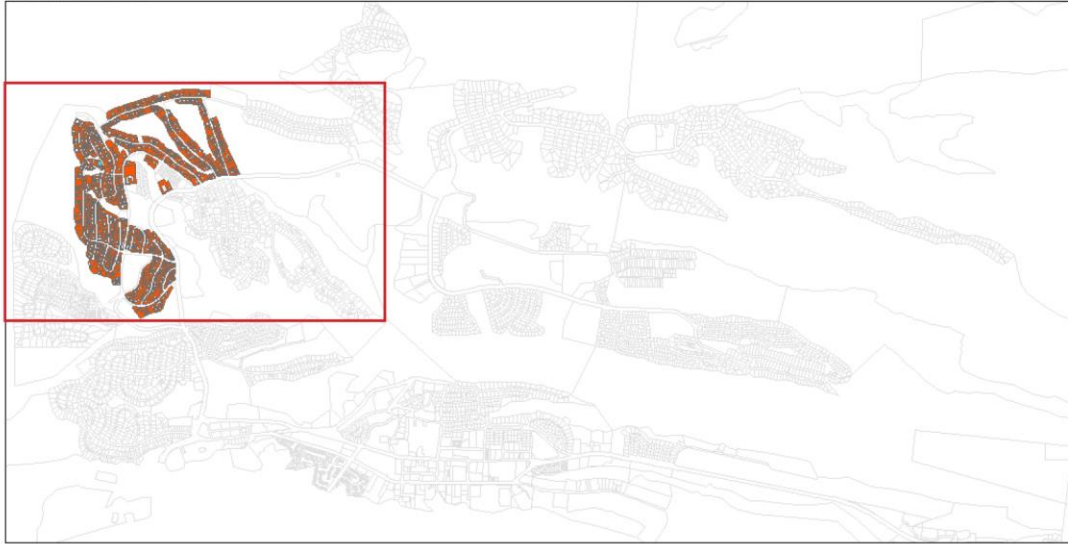
Existing Entitlement Inset



Map indicates lots that can feasibly accommodate ADUs under current entitlements

# Alternative 1: RM and MFR-L, all

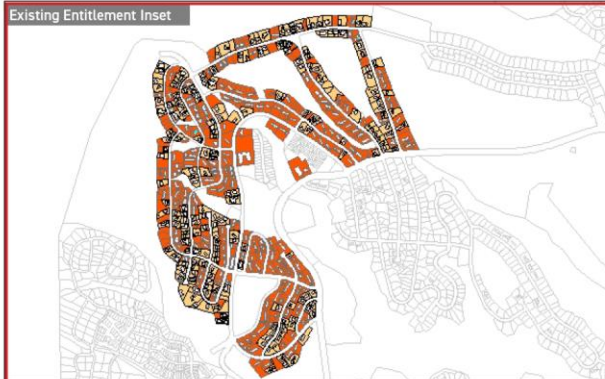
Los Alamos Townsite



White Rock



Existing Entitlement Inset



Map indicates lots that can feasibly accommodate ADUs under this scenario, red are additional from current entitlements

# Entitlements Alternatives

## Alternative 2: New allowances for mixed and rural districts

Permissively allow on lots within RA, RE, RM, and MFR-L

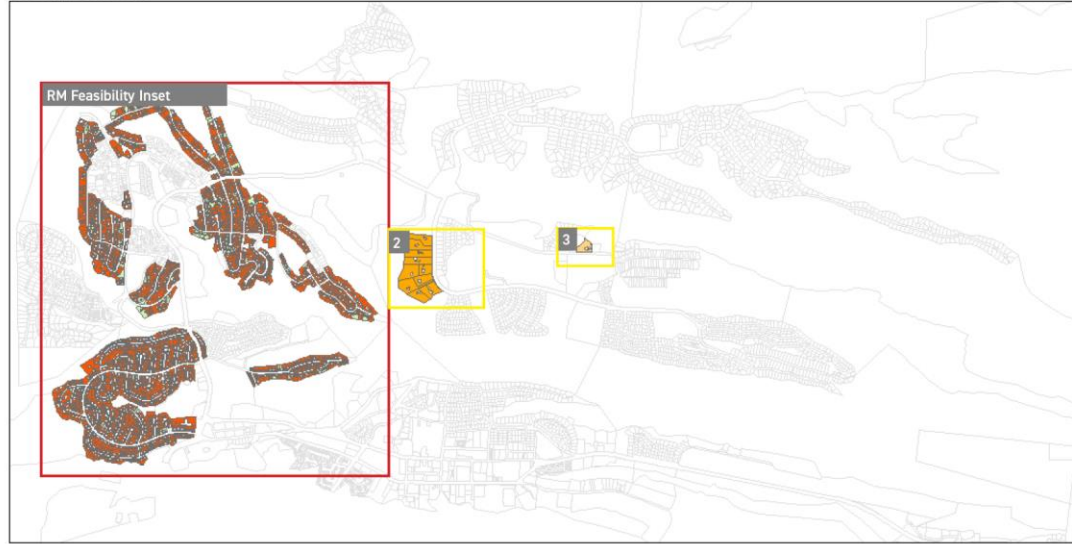
Approximately 1588 lots feasible under max coverage, under supplementary analysis approximately 968 are anticipated to be feasible to adequately accommodate ADUs, approximately 643 more than existing entitlements.

Table 3 1: Permitted Use Table ALT 2

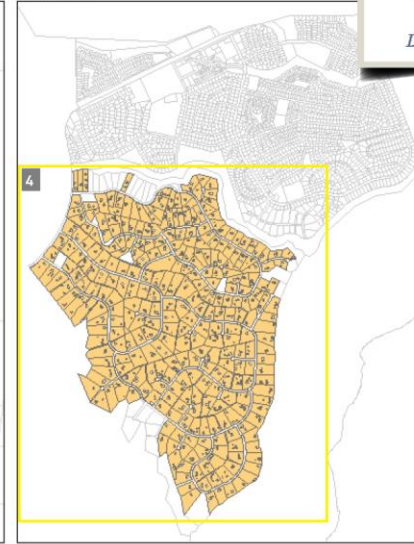
Proposed Zone Districts	OS-PP	OS-R	OS-A	OS-P	RA	RE	SFR	MHC	MR	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	PL	PO	GC	IND	
Existing Zone Districts	PL	W7	W2	W1	R-A	R-E	R-1	R4_R5_R6	R-M_R-M-NC	R-3-L_R-3-L-NC	R3H	R3H40	MU	New	DTs	PL	P-O_RD	C1_C2_C3	M1_M2	Use Specific Standards
Accessory Uses																				
Accessory Dwelling					P	P			P	P										3-2(D)

# Alternative 2: RA, RE, RM and MFR-L

Los Alamos Townsite

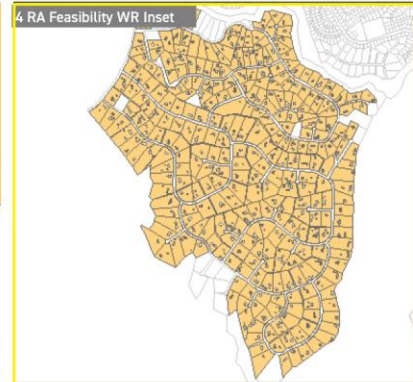
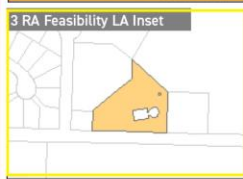
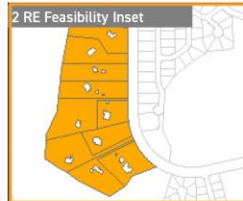


White Rock



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## Legend

- RA\_feasible\_parcel
- RE\_feasible\_parcel
- RM\_feasible\_parcel
- Parcels

Map indicates lots that can feasibly accommodate ADUs under this scenario

# Entitlements Alternatives

## Alternative 3: New allowances for low-density districts

Permissively allowed on lots within RA, RE, SFR, RM, and MFR-L

Approximately 5428 lots feasible under max coverage, under supplementary analysis approximately 3311 are anticipated to be feasible to adequately accommodate ADUs, approximately 2343 more than alternative 2.

Table 3 1: Permitted Use Table ALT 3

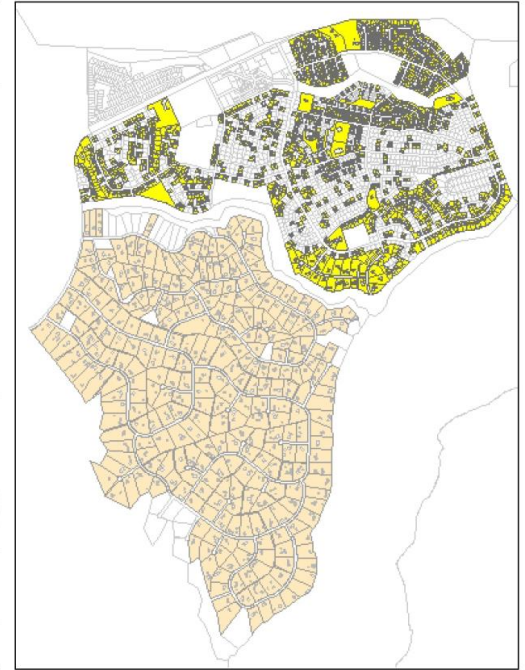
Proposed Zone Districts	OS- PP	OS- R	OS- A	OS P	RA	RE	SFR	MHC	MR	MFR-L	MFR-M	MFR-H	MU	WRTC	DTLA	INS	PO	GC	IND	
Existing Zone Districts	PL	W2	W2	W1	R-A	R-E	R-1	R4 R5 R6	R-M R-M-NC	R-3-L R-3-L-NC	R3H	R3H40	MU	New	DTs	PL	P-0 RD	C1 C2 C3	M1 M2	Use Specific Standards
Accessory Uses																				
Accessory Dwelling					P	P	P		P	P										3-2(D)

# Alternative 3: RA, RE, SFR, RM and MFR-L

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White Rock



## Legend

-  SF1\_feasible\_parcels
-  RA\_feasible\_parcels
-  RE\_feasible\_parcels
-  RM\_feasible\_parcels
-  Parcels

Map indicates lots that can feasibly accommodate ADUs under this scenario

# Alternatives Summary

Existing: (Single-Family in RM, MFR-L):

Approx. 170 DUs

Alternative 1 (RM, and MFR-L, all):

Approx. 325 DUs

Alternative 2 (RA, RE, RM, and MFR-L):

Approx. 970 DUs

Alternative 3 (RA, RE, SFR, RM, and MFR-L):

Approx. 3300 DUs

# ADUs Feasibility - Not all lots will develop ADUs

TABLE 1

Number of Accessory Dwelling Units (ADUs) and Regulation Components in Selected Cities and Counties

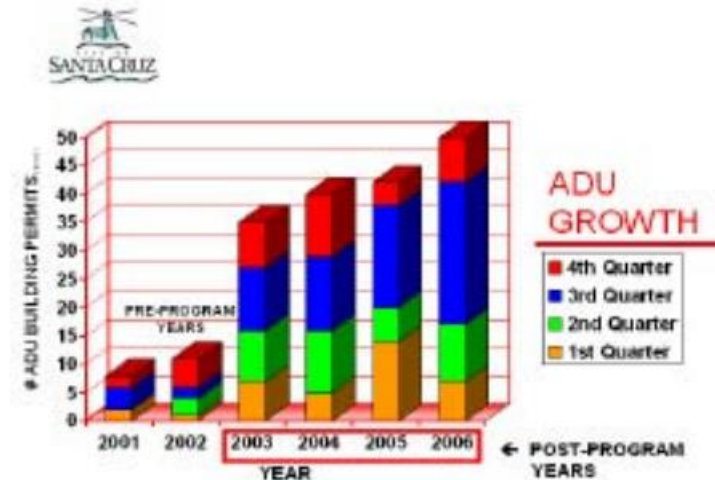
	Arlington County, VA	Bloomington, MN	Boulder, CO	Fairfax County, VA <sup>a</sup>	Los Angeles, CA	Montgomery County, MD	Portland, OR	San Francisco, CA	Seattle, WA	Washington, DC
# of ADUs built/permits issued	45 permits, 2009–20	2 permits, 2009–20	230 built, 1983–2018	177 permits, 1986–2020	7,052 permits, 2013–18	133 built, 2013–18	4,047 permits, 1995–2019	210 permits, 2015–18	2,597 permits, 1996–2020	75 permits, 2016–20 <sup>b</sup>
ADUs as a share of total housing units	0.04%	0.00%	0.51%	0.04%	0.48%	0.12%	1.43%	0.05%	0.75%	0.02%
<b>Regulation components</b>										
By-right development	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Minimum lot size	No	No	Yes	Yes, for detached	No	No	No	No	Yes	No
Owner occupancy requirement	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes
Parking requirements	No <sup>c</sup>	No	Yes	Yes <sup>d</sup>	Yes	Yes	No	No	No	No
Short-term rentals allowance	Yes	Yes	No	No	Under interpretation	No	Yes	No	Yes	Yes



# ADUs Feasibility - Not all lots will develop ADUs

## ADUs built after change in regulations

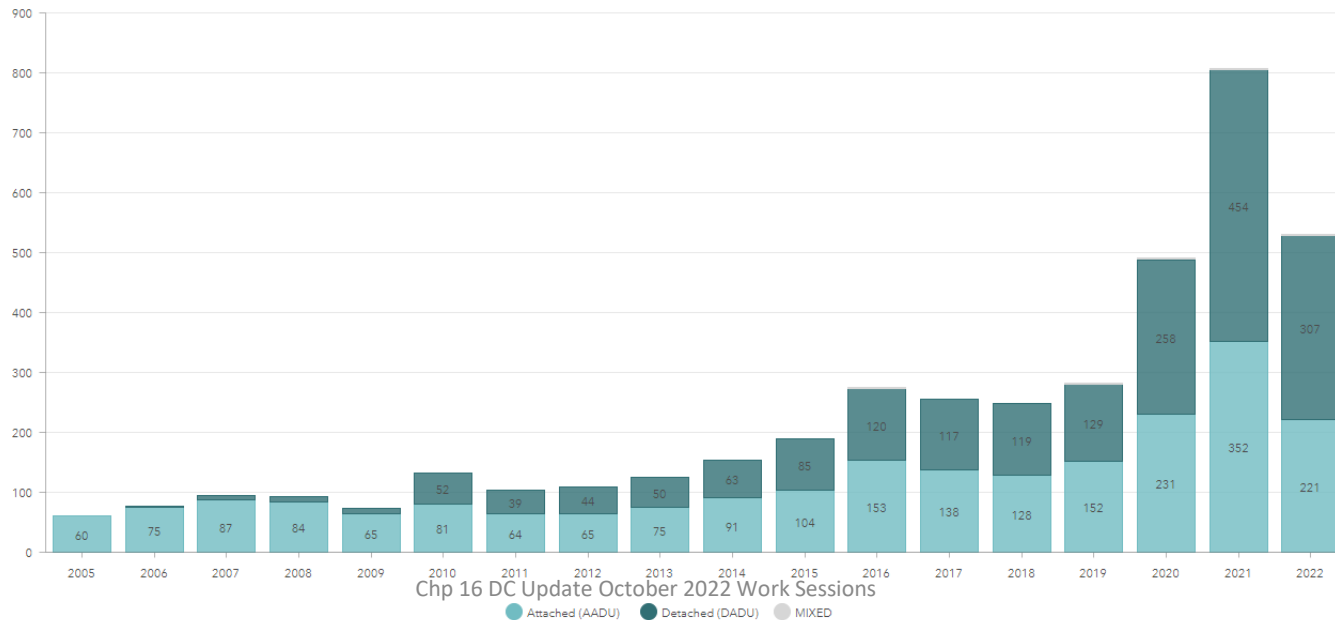
- Santa Cruz, CA: 40-50 ADUs per year
- Barnstable, Mass: 160 ADUs from 2000 to 2008
- Wellfleet, Mass: 16 units from Nov 2006 to 2008
- Fauquier County, VA: 155 accessory dwelling units and 37 efficiency apartments were permitted from 1997 to 2007



# ADUs Feasibility - Not all lots will develop ADUs

Detached ADUs made permissive citywide in 2010 in Seattle. Regulations revised to provide more flexibility in 2019.

ADU production in Seattle since 2005



# ADUs - Steering Committee Discussion Overview & Required Guidance

- Steering Committee was in general agreement with ADU standards, but didn't want to see waivers from them
- Committee had concerns about deciding appropriate locations for ADUs outside of existing entitlements this late in the process

## **Council Guidance needed on appropriate permissions for ADUs in final draft:**

- Alternative 1, retain permissions in RM, and MFR-L only: 325 DUs
- Alternative 2, allow in RA, RE, RM, and MFR-L: 968 DUs
- Alternative 3, allow in RA, RE, SFR, RM, and MFR-L): 3311 DUs



# Discussion regarding accessory dwelling units